

ORDINANCE NO. 1496

CITY OF LACEY

AN ORDINANCE RELATING TO PLANNING, ZONING, AND LAND USE REGULATIONS WITHIN THE CITY, ADDING SECTIONS 14.01.010, 16.06.145, 16.06.492, 16.06.793, 16.06.538, 16.06.627, 16.06.670A, 16.06.764, AND 16.06.765, AND REPEALING SECTIONS 14.31.010, 14.31.020, 14.31.030, 14.31.040, 14.31.050, 16.06.352, 16.27.090, 16.72.040, AND 16.72.045, AND AMENDING SECTIONS 12.12.030, 12.12.050, 14.19.020, 14.19.030, 14.20.025, 14.23.071, 14.23.072, 14.23.073, 14.23.076, 14.23.080, 14.23.083, 14.23.086, 14.23.088, 14.24.160, 14.28.140, 14.32.063, 14.32.064, 14.32.068, 14.33.170, 14.34.084, 14.37.180, 15.02.020, 15.12.085, 15.12.090, 15.22.010, 15.22.020, 16.03.050, 16.10.070, 16.10.080, 16.12.070, 16.12.080, 16.13.070, 16.13.080, 16.14.070, 16.14.080, 16.15.070, 16.15.080, 16.18.070, 16.18.080, 16.22.050, 16.22.060, 16.22.080, 16.22.090, 16.23.050, 16.23.060, 16.23.080, 16.23.090, 16.24.040, 16.24.050, 16.24.070, 16.24.080, 16.24.120, 16.25.090, 16.25.100, 16.25.130, 16.27.130, 16.34.050, 16.34.090, 16.36.090, 16.37.100, 16.39.080, 16.39.090, 16.40.040, 16.40.085, 16.40.090, 16.42.100, 16.43.050, 16.45.040, 16.48.020, 16.48.090, 16.48.110, 16.48.120, 16.59.020, 16.59.060, 16.59.070, 15.59.080, 16.60.140, 16.60.145, 16.61.140, 16.62.030, 16.63.160, 16.63.190, 16.63.200, 16.72.030, 16.72.050, 16.80.020, 16.80.050, 16.80.070, 16.80.080, AND REPEALING TABLES 14T-10, 14T-18, 14T-67, 16T-18, 16T-19, 16T-20, 16T-26, 16T-58, 16T-59, 16T-60, 16T-61, 16T-62, AND 16T-66, AND ADDING NEW TABLES 14T-10, 14T-18, 14T-67, 16T-18, 16T-19, 16T-20, AND 16T-66, ALL OF THE LACEY MUNICIPAL CODE, AND ADOPTING THE CITY OF LACEY 2016 STORMWATER DESIGN MANUAL, AND APPROVING A SUMMARY FOR PUBLICATION.

WHEREAS, The City of Lacey is subject to the Western Washington Phase II Municipal Stormwater Permit issued by the Washington State Department of Ecology on August 1, 2012, and

WHEREAS, The Permit requires the City of Lacey to reduce the discharge of pollutants to the “maximum extent practicable” and protect water quality by making Low Impact Development the preferred and commonly used approach to stormwater management, and

WHEREAS, a gap analysis, or audit, was performed with the purpose of identifying barriers to Low Impact Development within the City's existing development regulations and ensuring consistency within the City's regulatory framework, and

WHEREAS, the City of Lacey Community Development Department, in accordance with the State Environmental Policy Act (RCW 43.21C) and the Washington Administrative Code (WAC 197-11), issued a Determination of Nonsignificance on July 27, 2016, and

WHEREAS, the City of Lacey has established a public participation program in accordance with RCW 36.70A.130(2) that identifies procedures and schedules for reviewing and revising development regulations, and

WHEREAS, a taskforce representing various stakeholder groups within the community was involved in a seven-month review process of the proposed code revisions and the technical elements of the Stormwater Design Manual, and

WHEREAS, an open house was held on August 9, 2016 in the Lacey City Council Chambers at which several members of the public discussed the impact of the proposed regulations, and

WHEREAS, drafts of both the code revisions and the 2016 Stormwater Design Manual were published to the City's website and notice of the drafts' availability was sent to numerous public agencies, community groups and organizations and was posted to the City's social media accounts, and

WHEREAS, the Planning Commission held three worksessions on the draft documents and held a public hearing on August 16, 2016 to take public testimony on the draft code revisions and 2016 Stormwater Design Manual, and

WHEREAS, draft versions of both the proposed LMC amendments and the 2016 Stormwater Design Manual were submitted to the Washington State Department of Commerce Growth Management Services in order to fulfill the 60-day notice requirements of RCW 36.70A.130, and

WHEREAS, the proposed code revisions and 2016 Stormwater Design Manual are consistent with the requirements of the 2013-2018 Western Washington Phase 2 Municipal Stormwater Permit issued by the Washington State Department of Ecology, and

WHEREAS, the proposed code revisions and 2016 Stormwater Design Manual are consistent with the 2016 City of Lacey Comprehensive Plan Update, and

WHEREAS, the proposed code revisions and 2016 Stormwater Design Manual are consistent with the City of Lacey 2013 Stormwater Comprehensive Plan, and

WHEREAS, The proposed revisions to the Lacey Municipal Code and the adoption of the 2016 Stormwater Design Manual will not be detrimental to the public health, safety and general welfare, and

WHEREAS, the City Council finds that the adoption of said amendments will be in the public interest, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, AS FOLLOWS:

Section 1. Section 12.12.030 of the Lacey Municipal Code is hereby amended to read as follows:

12.20.030 Standards for trees located in the right-of-way.

A. Maintenance. Reserved-Stormwater control facilities in Chapter 15.22.010 shall be maintained in accordance with the current City of Lacey Stormwater Design Manual.

B. **Street Tree Varieties to Be Planted.** All trees within the right-of-way shall be planted in accordance with Section 4G.100 of the city of Lacey Development Guidelines and Public Works Standards including species, size, location, etc. Any alternate species shall not be used unless approved by the city forester.

C. **Tree Topping.** It is unlawful for any person or city department to top any street tree, park tree or other tree on public property. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical, may be exempted from this chapter at the determination of the city forester.

D. **Property Owner Responsibilities.** Property owners and/or community associations shall have the following responsibilities regarding street trees within the property owner's portion of right-of-way fronting their property:

1. **Dead and Severely Damaged Street Trees.** Dead or severely damaged street trees shall be removed and replaced.

2. **Hazard Trees.** Hazardous street trees shall be removed or pruned. In the event of removal, the street tree shall be replaced.

3. **Right-of-Way Obstructions.** Street trees shall be maintained so that they do not obstruct the free use of the right-of-way, including, but not limited to, clearance for sight visibility, traffic signage and signals, as well as pedestrian and vehicular use of streets and sidewalks.

4. **Protection of Utilities, Streets, and Sidewalks.** Street trees shall be planted and maintained so that they do not damage utilities, streets or sidewalks.

5. **Improperly Pruned Street Trees.** No person may engage in improper pruning of street trees. The city forester may require a property owner to remove and replace improperly pruned street trees, if the improperly pruned street tree will not be able to achieve its mature size or full environmental function.

6. **Clean Right-of-Way.** The right-of-way shall be kept reasonably clean from street tree debris, including, but not limited to, branches, leaves, flowers, and fruit.

7. **Disease or Insect Infestations.** Street trees shall be maintained free of disease or insect infestation. Street trees that are infected with disease or insects shall be replaced, if deemed necessary by the city forester.

Section 2. Section 12.12.050 of the Lacey Municipal Code is hereby amended to read as follows:

12.12.050 Damage to property—Restoration—Failure to restore deemed nuisance.

Any person, who in the course of actions described in Section 12.12.040, causes damage to any public property, including roadways, stormwater control facilities as defined in Chapter 15.22.010, vegetated areas, and rights-of-way over which control and use has not been exercised, shall restore such public property to a condition at least equal to the condition immediately prior to the person's action that resulted in the damage to the public property. Soils in damaged vegetated areas shall be restored and amended in accordance with the current City of Lacey Stormwater Design Manual. Such restoration will be to the satisfaction of the city engineer, within a time frame stipulated by the city engineer, and further conditioned that the person causing or responsible for such damage will maintain such public property for a period of one year. Failure to effect such restoration within the time frame presented by the city engineer, or to maintain such restoration for a period of one year from the date of restoration which results in the necessity for the city to undertake such restoration and/or maintenance in the public interest shall cause the violator to be deemed to have created a public nuisance and shall cause the violator to be liable for all costs incurred by the city incident to the abatement of the public nuisance. Such a nuisance shall be abated with or without legal action and such other proceedings shall be taken with respect thereto as are authorized by law and the ordinances of the city for the prevention, abatement, and punishment of nuisances; and it shall be no defense to any prosecution or proceeding under this section that the person violating the same has a franchise to use or occupy such public property. Failure to abate such nuisance which results in action being taken by the city for such abatement shall result in the violator being liable for all expenses incurred by the city in its abatement action.

Section 3. There is hereby added to the Lacey Municipal Code a new section, 14.01.010, to read as follows:

14.01.010 Definitions.

- A. “Bioretention” means engineered facilities that store and treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the current City of Lacey Stormwater Design Manual for bioretention design standards.
- B. “Low Impact Development (LID) facility” means distributed stormwater management practices, integrated into a project design that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID facilities include, but are not limited to: bioretention, rain gardens, permeable paving, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.
- C. “Low Impact Development (LID) principles” means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.
- D. “Native vegetation” means vegetation including trees, comprised of plant species that are either indigenous or naturalized to the Puget Sound region. Native vegetation does not include noxious weeds.

E. "Permeable paving" means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir. Refer to the current City of Lacey Stormwater Design Manual for permeable paving design standards.

A-F. "Rain garden" means a non-engineered shallow, landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.

B-G. "Vegetated LID facility" means bioretention, rain gardens, dispersion, and vegetated roofs.

~~C.H.~~ “Vegetated roofs” (also known as ecoroofs and green roofs) mean thin layers of engineered soil and vegetation constructed on top of conventional flat or sloped roofs. Refer to the current City of Lacey Stormwater Design Manual for vegetated roof design standards.

Section 4. Section 14.19.020 of the Lacey Municipal Code is hereby amended to read as follows:

14.19.020 Permit--Application.

The application for a permit shall be accompanied by plans and specifications to be reviewed by the city in order to assure compliance with the city’s requirements. This will include:

- A. Emphasis on pedestrian comfort, convenience and safety (LMC 16.72.050(B)(8) (development standards, parking area design));
- B. Integration of transit access as described in LMC 14.23.084 as well as design features to accommodate the needs of Intercity Transit;
- C. ~~Storm drainage discharge and on-site retention or detention~~Stormwater management in accordance with the current City of Lacey Stormwater Design Manual;
- D. Matching street and/or sidewalk grades;
- E. Access locations;
- F. Consideration and conformance with future street improvements;
- G. Accessibility regulations;
- H. Required landscaping; and
- I. Zoning regulations, particularly Chapter 16.72 LMC.

Section 5. Section 14.19.030 of the Lacey Municipal Code is hereby amended to read as follows:

14.19.030 Materials and workmanship.

Materials and workmanship for all parking lot construction, regardless if a parking lot construction permit is required, must comply with city adopted standards and specifications as set forth in LMC 14.20.010. Parking lot surfacing materials shall satisfy the requirement for a permanent all weather surface. Pervious concrete, porous asphalt, permeable pavers, ~~Asphalt concrete pavement and cement concrete pavement~~ satisfy this requirement and are approved materials. To meet pedestrian comfort improvement requirements, special color and texture ~~need to~~shall be designed into pedestrian lanes and crossings.

Gravel surfaces are not acceptable or approved surface material types. Combination grass/paving systems are approved surface material types; however, their use requires submittal of an overall

parking lot paving plan showing the limits of the grass/paving systems and a description of how the systems will be irrigated and maintained. If the city engineer determines the grass/paving system is not appropriate for the specific application, alternate approved surfacing materials shall be utilized.

Other types of surfacing materials will be considered subject to the approval of the city engineer prior to construction.

Section 6. Section 14.20.025 of the Lacey Municipal Code is hereby amended to read as follows:

14.20.025 Maintenance bond required.

Prior to the commencement of work, the permittee or the contractor for the permittee shall post with the city a maintenance bond for guarantee of such public works improvements with a surety qualified to do business in this state, a cash deposit, an assigned savings account or other security acceptable to the city in an amount equal to twenty percent of the estimated cost of the public works improvements for a period of ~~one year~~two years after the completed job is accepted by the city. Release of bond or other security will occur ~~one year~~two years from city acceptance if all maintenance has been accepted by the city.

Section 7. Section 14.23.071 of the Lacey Municipal Code is hereby amended to read as follows:

14.23.071 Design Criteria For Accessory Dwelling Units (ADU).

A. Intent and specific design criteria: Accessory dwelling units are a necessary and desirable use for all residential neighborhoods. Because of the increased density they represent and providing of an additional dwelling unit in a non-conventional way, it is important to have the units blend in with and complement the primary use on lots. It is also important to ensure that both residents of the accessory dwelling unit and main unit have adequate privacy. To do this, special design features are required. Additionally, it is important to promote compatibility and complementary design of accessory structures with primary structures in an area to protect the character of the neighborhood.

B. Design Requirements: In order to assure that the development of all accessory dwelling units and those accessory structures to which this section is applicable are consistent with policies of the Comprehensive Land Use Plan, the following special design features and provisions shall apply to all accessory dwelling units.

1. Size. An accessory dwelling unit shall be limited in size to 50% of the size of the main unit and not to exceed 850 square feet in floor area, except as provided in subsection C of this section.
2. Density Calculations. For the purposes of calculating residential density, accessory dwelling units shall not count as a dwelling unit.

3. Only one ADU per lot permitted. There shall not be more than one accessory dwelling located on a lot in addition to the single family dwelling.
4. Subordinate to main use. The accessory dwelling unit shall be clearly subordinate to the primary use as demonstrated in the building design and location. Design for this purpose shall include the following considerations:
 - a. Integrations with main unit and appearance. If the unit is integrated into the main unit, design shall present the overall appearance of the structure as an individual single family residence. Designs which give the impression of a “duplex” shall not be permitted. A separate entrance to the accessory dwelling may be in view from public right of way, but should blend in to the primary unit in a way that does not indicate its function as an entrance to a separate unit.
 - b. Detached from main unit and appearance. If the accessory dwelling is detached from the main unit, it shall be located in a position on the lot that presents a less dominant focus than the primary use. Design shall present the general impression that it is clearly an accessory building to the primary use.
 - c. Above the garage and appearance. If the unit is located on top of a detached garage, design shall complement the architectural style of the main residence while maintaining the primary unit as the main emphasis and focus for the lot.
5. Privacy for residents is a main focus. Maintain privacy of adjacent residences by using a combination of native and drought tolerant landscaping, vegetated LID facilities, screening, fencing, and window and door placement to reduce the opportunity of accessory dwelling units having direct visibility into windows, porches and decks. Care shall be given to location of windows so that they do not intrude onto the private space of adjacent neighbors. If the garage and ADU are rear loaded, for enhanced security, windows are encouraged to provide eyes on the alley.
6. Driveway consolidated. The driveway to a separate, detached accessory unit shall be consolidated with the existing driveway area.
7. Distance from other structures. For those accessory units that are detached, distance separation between the primary residence shall meet building code requirements.
8. Livability of Neighborhood. In order to ensure that an accessory dwelling unit fits into and contributes to the livability of the neighborhood, design and construction shall:
 - a. Roof design. Ensure that roof breaks and pitch closely relate to the primary residence. Window proportions shall complement the accessory unit;
 - b. Materials. Use similar exterior materials (roof, siding and trim) and a color that complements the primary residence.

c. **Height of roof ridge.** In general. The roof ridge of the primary residence should be higher than the accessory dwelling unit. An exception is when the accessory dwelling unit is built onto the second story of an existing unit.

9. **Parking.** At least one parking space should be provided for the accessory dwelling unit. This parking may be provided in a garage under the unit, a parking space adjacent to the alley, or, if available, by on-street parking. The primary dwelling unit must contain two parking spaces enclosed within a garage.

10. **Pedestrian access.** A pedestrian walkway from the street or alley to the primary entrance of an accessory dwelling unit shall be provided. Such walkway may be shared with a driveway.

11. **Accessory structures.** To promote compatibility and consistency of design and neighborhood aesthetics, all accessory structures requiring a building permit shall be required to have design review. Review shall ensure accessory structures are constructed of similar material and in a complementary design to primary structures on site on immediately adjacent lots. Provided, a different design or material may be approved if it is demonstrated that the design and material will enhance the general character and appearance of the neighborhood and promote policies of the Comprehensive Land Use Plan. All applications for construction of such accessory structures shall demonstrate that the proposed structure will be in compliance with any protective covenants or other restrictions applicable to the property.

C. **Guidelines for varying from the size requirement of LMC 14.23.071(B)(1).**

1. **Intent.** The intensity of use and impacts from an accessory dwelling unit is expected to be less than that of the primary dwelling, because it is intended to be accessory to the main unit and designed to be limited in scope. It is not designed to expect a double loading of full size residential units on lots intended for single family development. This expectation is important in the overall planning of infrastructure and services to a subdivision. This design limitation protects the overall quality and character of the subdivision and the planned capacity of subdivision infrastructure, while still allowing for the extraordinary benefits and advantages the ADU is intended to provide. The accessory dwelling unit must necessarily be subordinate to the primary use.

To this purpose, limitations have been established for the size of the accessory dwelling units. However, there may be circumstances, applicable to the subject property and existing buildings, that require a smaller size than permitted to limit identified impacts. Alternately, the City realizes there may also be circumstances, applicable to existing structures and the subject property, that would make a larger size more practical or functional without compromising the intent or the subordinate nature of the proposed ADU.

2. **Guidelines.** To accommodate special circumstances the following guidelines have been developed to allow reasonable variation from size standards of LMC

14.23.071(2)(A). When reviewing an accessory dwelling unit for size requirements the following guidelines and criteria shall be applied:

a. Increasing Size.

(1) Basis for consideration. When a request is for an ADU of a size larger than the established maximum, the following situations may be valid reasons for the administrator to allow an increased size. Generally, this will involve the following situations where the proposed size of the ADU is logical given circumstances and if permitted would have no discernable impact on the appearance of the main unit or in meeting the intent of design requirements of this chapter.

(a) The ADU is located within the existing main unit, such as a basement unit, and the logical use of the floor area exceeds the square foot limitation;

(b) The ADU is located within the existing main unit and use of the area, rooms and configuration of existing space proposed for the ADU, is more logical and functional than options of trying to reduce its size simply to fit the size standard.

(c) Special circumstances considering the configuration of the property and/or existing buildings makes the increased size logical from a building or design standpoint and more functional.

(2) Mandatory criteria for increase in size. Any request to increase the size must meet all of the following criteria.

(a) The proposed ADU can meet all other design expectation of this chapter and is subordinate to the main unit both functionally and in appearance.

(b) The proposed ADU will not have a discernable impact in the context of the neighborhood in which it is located, considering infrastructures, support services and neighborhood character.

(c) The increased size is logical from a design standpoint, given configuration of existing structures or organization of space and is the least amount of size necessary to accommodate the circumstances.

b. Decreasing Size.

(1) Compromise design expectations. Given the unique nature of the site and/or structures, the full size permitted for the ADU will compromise other design expectations needed to make the ADU subordinate to the main structure or meet the intents of this chapter;

(2) Impacts to neighborhood character, infrastructure or services. The proposed ADU while meeting the allowed size limit will have a discernable adverse impact in the context of the neighborhood in which it is located considering infrastructure, support services or neighborhood character;

(3) Not logical given site considerations. The proposed ADU, while meeting the allowed size limit, it is not logical from a design standpoint given either configuration of existing structures, the organization of space, size of lot, or space available and the full size is not necessary to accommodate the intended and function of an ADU.

Section 8. Section 14.23.072 of the Lacey Municipal Code is hereby amended to read as follows:

14.23.072 Design Criteria For Detached Single Family Dwelling Units and Cottage Housing.

A. Intent. To ensure that new development contributes to the visual character of the city; To create developments that promote walking and bicycling; To create variety and interest in the appearance of streets; To encourage interaction among neighbors; To minimize impacts of vehicular access on the streetscape; To ensure privacy of residents and adjacent properties; To provide usable yard space for residents; To provide design details that add visual interest; To provide flexibility where unique site conditions exist. (See Table 14T-20.)

B. Roof design. Provide pitched or articulated roof line, or other roof element such as eyebrow roof forms or dormers that emphasize building form and help it fit in with neighboring structures with prominent roofs. Pitched roofs shall utilize a minimum slope of four feet vertical to twelve feet horizontal. Encourage rooflines along the side yard that maximize solar access to adjacent homes and/or private open space. (See Table 14T-21.)

C. Architectural details. Provide for architectural details that add visual interest to the neighborhood and are well proportioned to achieve good human scale. Specifically, incorporate at least three of the following detail elements into the facade of the house:

1. Decorative porch design, including decorative columns or railings.
2. Bay windows or balconies.
3. Decorative molding / framing details around all ground floor windows and doors.
4. Decorative door design including transom and/or side lights or other distinctive feature.
5. Decorative roofline elements including brackets, multiple dormers, and chimneys.
6. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities.

7. Landscaped trellises or other decorative elements that incorporate landscaping near the building entry.
8. Distinctive paint schemes.
9. Other decorative facade elements or details that meet the intent of criteria. (See Table 14T-22.)

D. Side facade treatments. In order to create a separation between yards and beautify private space where zero lot line or reciprocal use easement concepts are used, utilize the following treatments:

1. Use horizontal wood siding or other similar exterior material that provides visual interest. T-111 siding is not permitted along the privacy wall.
2. A planting strip with native and drought tolerant vegetation, vegetated LID facilities, and/or a pergola or other similar feature that adds visual interest along the privacy wall is encouraged. (See Table 14T-23).

E. Entries. Provide clearly defined building entries which face the street and are well lighted and easily accessible. Specific standards:

1. Weather protection shall be provided at least four feet deep along the width of the building entry for each dwelling unit. Exceptions may be granted by the director for the use of regional housing styles that do not traditionally contain such entries.
2. At least fifty percent of houses in a development shall have entries that face the street and are clearly visible from the street. Undeveloped lots vested prior to May 15, 2008 are exempt from these requirements.
3. Raised entries and porches are recommended, particularly where front yard setbacks have been reduced. Raised porches help define private space yet create a pedestrian-friendly streetscape.
4. Exterior stairways are prohibited on the facade, except for stairs leading to the front porch or entry. Such stairways shall be simple, bold projections of stairways to fit with the architectural massing and form of the building and the neighborhood. Thin-looking, open metal, prefabricated stairs and railings are discouraged. (See Table 14T-24.).

F. Garages and driveways. Design streetscapes in a way that garages and driveways do not dominate the street and facade of the residential building:

1. Rear-loaded lots with garages off of alleys are encouraged.
2. For lots less than 4,000 square feet in size, garages shall be located off of alleys, behind or in back of residences, stepped back from the front facade of the dwelling, or other techniques used to ensure the garage does not dominate the streetscape.

3. For all lots, garage doors facing the street may not occupy more than sixty percent of the ground level facade of the house. For example, in a forty foot wide lot with a thirty foot wide house, a garage door facing the street shall not be greater than eighteen feet in width. (See Table 14T-25.)

4. Three car garages are allowed provided the garage doors take up less than sixty percent of the ground level facade of the house, the garage is separated into at least two doors, one of the doors is set back/modulated at least two feet behind the other door, and a planting strip (at least two feet wide) separates at least one of the drive lanes. (See Table 14T-26.)

5. Carports are not allowed because they result in a poorer quality appearance and lend themselves to storage activities visible to the general public.

6. Driveways shall be as narrow as possible to minimize impervious surfaces and shared where possible to minimize disruption of the sidewalk by curb cuts.

7. No more than one driveway is permitted per dwelling unit.

8. Garage sidewalls that face the street (e.g., as a result of garages being aligned at an angle or perpendicular with the house) shall appear to contain habitable space. This can be accomplished by incorporating windows and other design elements into the garage wall that are in character with the remainder of the dwelling.

9. For front loaded lots where the garage faces the street and the garage is located in front of the facade of the house, at least two of the following design details shall be utilized. For front loaded lots where the garage faces the street and the garage is even with the facade of the house or less than five feet behind the front facade of the house, at least one of the following design details shall be utilized:

- a. A decorative trellis over the entire garage.
- b. A balcony that extends out over the garage and includes columns.
- c. Two separate doors for two car garages instead of one large door.
- d. Decorative windows on the garage door.
- e. Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.
- f. A garage door color (other than white) that matches or complements the color of the house.
- g. Other design techniques that meet the intent, as determined by the director. (See Table 14T-27.)

G. Privacy standards.

1. Window placement: Placement of windows shall consider privacy so residents from one unit to the next can not look directly into another unit;
2. Location and orientation of dwelling units shall consider privacy.
3. Side yard screening options. All developments shall utilize one of the following screening methods in side yards:
 - a. Provide Type I, II, or III Landscaping (as defined in LMC 16.80.050) between adjacent homes.
 - b. Provide solid wood fence or masonry wall, or combination of wood and masonry, six feet in height and located along the property line.
 - c. Provide a zero-lot line configuration or other similar treatment whereby one side of a home does not feature transparent windows or other openings and thus maximizing privacy on the side yard of the adjacent dwelling unit.
 - d. Other treatments that meet the intent of the criteria as approved by the director. Examples can include lower fencing and/or reduced or alternative landscaping treatments. (See Table 14T-28.)

H. Exterior materials:

1. Traditional materials consistent with local and regional architectural styles are encouraged (horizontal wood siding and brick).
2. Stucco and other troweled finishes should be trimmed in masonry or wood.
3. Mirrored glass and exposed concrete block (except for foundation/crawl space walls where not visible from the street) are not in keeping with the desired character of Lacey and are prohibited.
4. T-111 siding and other plywood types of siding (board and batten is an exception) shall not be used for facades adjacent to or directly viewable from a street.

I. Windows and transparency:

1. Transparent windows and/or doors facing the street are required. To meet this requirement, at least ten percent of the facade must be transparent. The facade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area (see Table 14T-29 for clarification). Garages facing the street shall count as part of the facade. Undeveloped lots vested prior to May 15, 2008 are exempt from this requirement.
2. Building facades visible from a public street shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building

color. Exceptions will be considered where buildings employ other distinctive window or facade treatment that adds depth and visual interest to the building. (See Table 14T-30.)

J. Architectural variety. Developments shall achieve architectural variety by accommodating a variety of architectural styles, variations of the same architectural style, and through the use of multiple design elements. Specifically:

1. Duplicative house designs adjacent to each other are prohibited. Simple reverse configurations of the same house design on adjacent lots are not sufficient to meet architectural variety goals. Exceptions may be granted by the director in special circumstances where similar architectural consistency provides a distinct character for a cluster of homes surrounding an open space or on a particular street (cottage homes around a common open space are an example).

2. Generally, the more houses in a subdivision, the greater the number of different facade elevations will be required. Specifically:

a. Ten to nineteen homes, a minimum of four different facade elevations shall be used.

b. Twenty to thirty-nine homes, a minimum of five different facade elevations shall be used.

c. Forty to sixty-nine homes, a minimum of six different facade elevations shall be used.

d. Seventy or more homes, a minimum of seven different facade elevations shall be used.

Alternatives will be considered provided the design and configurations of the subdivision meet the intent. (See Table 14T-31.)

3. In order to qualify as a different facade elevation, dwellings shall have different roofline configurations, different color palettes, and different porch/entry design. In addition, a minimum of two of the following alternatives shall be utilized:

a. Different window openings (location and design).

b. One and two story houses.

c. Different exterior materials and finishes.

d. Different garage location, configuration, and design.

e. Other different design element that helps to distinguish one facade elevation from another as determined by the director.

4. Variation in lot size within a subdivision is encouraged for single family lots. For example, larger corner lots can provide more visual interest, and also allow for more usable open space for such residents, as those lots have two street frontages.

5. Variation in house sizes is encouraged within developments. A combination of one and two story structures is attractive to a wider demographic (particularly seniors).

K. Corner lots. Structures on corner lots are encouraged to take advantage of the dual frontage, make an architectural statement, and create interest in architecture and human activity on the street. This could be accomplished by providing one or more of the following:

1. Wrap around porches.

2. Bay windows or turrets.

3. Varied exterior materials, roof feature, colors, and/or articulation. Varied materials shall complement each other. (See Table 14T-32.)

L. Encourage alternative lot configurations. A land division and its internal access roads, pedestrian connections and overall lot configuration should be designed to allow placement of homes to address functional design issues. As much as the configuration allows, placement and orientation of homes should consider privacy, solar orientation, access, location and access to open space and other factors that can contribute to the overall livability of the home and its relationship to the surrounding environment. Flexibility shall be encouraged in spatial orientation of homes on lots to address these issues and create interesting and attractive streetscapes with homes having a high functional value that might not otherwise occur with a less flexible approach.

To maximize site efficiency and usable open space, small lot developments are encouraged to utilize zero-lot line and courtyard access configurations as described below:

1. Zero lot line. This is a configuration where the house and/or garage is built up to one of the side property lines, providing the opportunity for more usable side yard space.

Standards:

a. Dwelling units and accessory structures may be placed on one interior side property line. The opposite side yard shall be at least ten feet.

b. Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line structure are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows. See Table 14T-33. for an example of a privacy wall for a zero lot line house.

c. Eaves along a zero lot line may project a maximum of 18 inches over the adjacent property line.

2. Reciprocal use easement lots. This works similar to the zero lot line configuration, except that the homes and accessory structures that meet the standard setbacks and easements

are granted on one side yard to allow consolidated use of the side yards by the adjacent property (see Table 14T-34 for example.) Also, configurations providing for reciprocal use easements in the rear yard are allowed to maximize usable open space (see Table 14T-35). Standards/provisions:

a. Reciprocal easements shall be noted on the plat.

b. Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls of a structure along a reciprocal use easement are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows. (See Table 14T-23 for an example of a privacy wall.)

c. Areas within reciprocal use easements may count towards usable open space requirements for applicable lots.

3. Courtyard access lots. This includes a series of lots clustered around a private internal roadway. Standards:

a. Maximum number of lots served by a courtyard access: Five (this includes lots fronting the street on either side of the courtyard access).

b. Maximum length of a courtyard access: One-hundred feet (or deeper if approved by the local fire department).

c. Surface width of courtyard access: Twelve feet. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics).

d. An easement of twenty feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the final plat. (See Table 14T-36.)

4. Pedestrian-only entry lots. This includes configurations where one or more lots are clustered around a pedestrian easement and/or common open space and do not front on a street (see Table 14T-37 for an example). Standards:

a. A pedestrian entry easement shall be provided to all homes that do not front on a street, alley, or common open space.

b. Pedestrian entry easements shall be a minimum of fifteen feet wide with a five-foot minimum sidewalk.

c. These lots must contain private detached or shared garages off an alley or other access if approved by Public Works and reviewed for conflicts with existing codes.

5. Protective covenants: The styles of developments discussed above require special consideration to ensure conflicts between neighbors are minimized and that opportunities are provided for a home owners association to deal with unique issues created by these development forms. Covenants for these development styles shall be written to address issues unique to small lot developments that use reciprocal use and easement agreements. Great latitude shall be allowed the City in reviewing and requiring covenant elements that deal with identified issues.

M. Alley design. Alleys shall be designed to incorporate landscaping and lighting elements. Specifically:

1. Landscaping elements may be used as an alternative to fencing to separate private yard space from the alley.

2. Fences shall be set back at least three feet from the alley (pavement) to provide for landscaping to soften the view of the fence.

See Table 14T-38 for a good example of how landscaping can enhance the design of an alley.

3. Garages shall feature building mounted lighting to provide illumination of alleys for safety.

Section 9. Section 14.23.073 of the Lacey Municipal Code is hereby amended to read as follows:

14.23.073 Design Criteria For Duplexes And Triplexes In Low Density Zones Or Areas Predominantly Built Out With Single Family Detached Structures.

To locate duplex and triplex units in single family low density zones or areas developed with single family structures will be controversial because of perceptions that rental units could potentially devalue traditional single family units. One way to allay these perceptions is to provide duplex and triplex units that blend in with the environment. This can enrich the architectural standards and appearance of the surrounding subdivision or neighborhood. To do this, special guidelines are needed to promote outstanding design and quality of such units.

A. Similarity to single family detached structures. To accomplish this, duplex and triplex units in low density residential areas shall comply with the design criteria for detached single family dwellings in LMC 14.23.072 unless otherwise noted below. (See Table 14T-39).

B. Supplemental design criteria. Where there is a conflict with the detached single family design criteria set forth in LMC 14.23.072, the design criteria herein shall apply.

1. Entry design.

a. Use either a single entry providing access to multiple units with appearance of a single entry to a single family house or separate distinct covered entries;

b. For duplexes located on street corners, entries shall be provided on different sides of the structure so only one entry is visible from any one street.

2. Location of garages. Garages for each of the units shall be separated from one another by living units of one or more of the units, except where designed with adjacent single or tandem garages. No more than two single or tandem garages may be placed in a row.

3. Architectural variety. When reviewing developments with multiple adjacent duplexes, each duplex structure shall be reviewed as an individual home or building in terms of compliance with LMC 14.23.072(J).

C. Design option: Duplexes and triplexes can either be designed to look like one single family house (containing one distinct entry) or designed to look like two or three distinct dwelling units (each with their own individual covered entry). Both design options shall utilize complementary design elements as described in Paragraph D below.

D. Complementary Design. Units shall have a design that provides significant architectural interest and is complementary to single family units in the subdivision. A number of techniques can be used to achieve architectural interest:

1. Roof breaks, use of dormers, masonry chimneys;
2. Modulation of facades and fenestration;
3. Use of balconies, decks and porches;

E. Landscaping. Utilize native and drought tolerant landscaping and/or vegetated LID facilities that complements the architecture of the unit. ~~Underground automatic sprinkler system shall be provided.~~

Section 10. Section 14.23.076 of the Lacey Municipal Code is hereby amended to read as follows:

14.23.076 Design Criteria for Townhouses.

The following criteria will be utilized by staff in review of a project's design. Additional design strategies may be considered if they meet the intent of this section to provide for an attractive development that is complementary to the existing neighborhood and addresses functional components of design in the context of the needs of future residents and surrounding neighbors. Townhouses are also subject to the multi-family design criteria in this section and other design criteria in LMC 14.23.080, the townhouse design criteria herein shall apply.

A. Intent.

1. To ensure that townhouse developments enhance the character of the street.

2. To reduce the impact of garages and driveways on the pedestrian environment.
3. To reduce the apparent bulk and scale of townhouse buildings.
4. To promote architectural variety that adds visual interest to the neighborhood.
5. To promote infill development compatible and complementary to the surrounding neighborhood.
6. To promote attractive, safe and functional design that addresses the needs of future residents and is properly integrated into the surrounding neighborhood environment. (See Table 14T-40.)

B. **Street access.** Townhouses fronting a street must all have individual ground-related entries accessible from the street. Configurations where enclosed rear yards back up to a street are prohibited. The director may allow exceptions to these rules depending on the nature of the site and where design treatments have been included to enhance the character of the street. Such departure must meet the intent of the guidelines and goals and objectives of the Comprehensive Plan in terms of desired character of the area and pedestrian access.

C. **Pedestrian entries.** New developments must emphasize individual pedestrian entrances over private garages to the extent possible by using both of the following measures:

1. Enhance entries with a trellis, small porch, or other architectural feature that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.
2. Provide a rain garden, where feasible, or planted area in front of each pedestrian entry of at least twenty square feet in area, with no dimension less than four feet. Provide a combination of native and drought tolerant shrubs or groundcover and a street tree. (Refer to city arborist or street tree list, if available.)

D. **Garage configuration.** For any townhouse configuration where the primary pedestrian access is off the same facade as vehicular access, developments shall incorporate single-width parking configurations for at least fifty percent of the units. This will minimize the impact of garage doors on the pedestrian environment. The director may grant departures to this provision provided design treatments effectively minimize the impacts of garage doors on the pedestrian environment. (See Table 14T-41.)

E. **Driveways on private internal streets.** Where townhouse units are served by private internal streets, developments are encouraged to limit the depth of driveways between the streets and the garage wall to de-emphasize vehicular access. Driveway depths of five to ten feet are appropriate to allow the maneuverability and provide space to include the required landscaping and entry elements for each unit. The shallow width also discourages residents from parking cars in their driveways. By default, this encourages residents to keep their vehicles in their garage. Additional

surface parking spots should be scattered around the development to provide space for guests. (See Table 14T-42.)

F. Building articulation. Townhouse buildings shall be articulated to emphasize individual units. Thus, if individual units are fifteen feet wide, the building shall include at least three articulation features per Guideline LMC 14.23.080(D)(2) for all facades facing a street, common open space, and common parking areas at intervals no greater than fifteen feet.

G. Repetition with variety. Townhouse developments shall employ two or more of the following “repetition with variety” guidelines:

1. Reversing the elevation of two out of four dwellings for townhouses.
2. Providing different building elevations for external townhouse units (versus internal units) by changing the roofline, articulation, windows, and/or building modulation patterns.
3. Adding a different dwelling design or different scale of the same design, such as a one-story version of the basic dwelling design where two stories are typical (or a two story design where three stories are typical).
4. Other design treatments that add variety or provide special visual interest. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the criteria. (See Table 14T-43.)

Section 11. Section 14.23.080 of the Lacey Municipal Code is hereby amended to read as follows:

14.23.080 Design Criteria For Multi-Family Projects, Condominiums And Townhouses.

The following criteria will be utilized by staff in review of a project’s design. Additional design strategies may be considered if they meet the intent of this section to provide for an attractive development that is complementary to the existing neighborhood and addresses functional components of design in the context of the needs of future residents and surrounding neighbors.

A. Site design and parking.

1. Intent.

- a. To create safe and vital streets by encouraging development to enhance the street environment.
- b. To create new development that contributes to natural surveillance and provides for the personal safety of residents.

- c. To ensure that new development reinforces the existing or desired spatial characteristics of the neighborhood.
 - d. To promote infill development compatible and complementary to the surrounding neighborhood.
 - e. To promote attractive, safe and functional design that addresses the needs of future residents and is properly integrated into the surrounding neighborhood environment.
2. Building location and orientation. All residential buildings must be oriented towards streets, interior private roadways, or common open space and not parking lots or adjacent properties. Specifically:
 - a. Pedestrian building entrances shall face the street and be clearly visible from the street.
 - b. Building entries that face onto a common open space that is oriented towards the street are acceptable.
 - c. Buildings shall also provide windows that face the street to provide “eyes on the street” for safety. See Guidelines LMC 14.23.080(E)(3) for specific requirements. (See Table 14T-44.)
 - d. Avoid locating parking spaces directly in front of the building entrance or in such a way as to interfere with visibility and access.
 - e. Provide diversity in the layout of multi-building developments. For example, avoid linear arrangement and utilize offset building footprints.
3. Surface parking location. Parking lots shall be located to the side or rear of buildings. Parking lots may not be located adjacent to street corners. (See Table 14T-45.)
4. Parking garages.
 - a. Parking garage entries. Parking garage entries (both individual private and shared parking garages) must not dominate the streetscape. They should be designed and sited to complement, not subordinate, the pedestrian entry. This applies to both public garages and any individual private garages, whether they front on a street or private interior access road.
 - b. Common parking garage design guidelines. Buildings containing above-grade structured parking shall screen such parking areas with ~~landscaped berms Type II or III~~ Landscaping (as defined in LMC 16.80.050) or incorporate contextual architectural elements that complement adjacent buildings or buildings in the area to the satisfaction

of the director. Upper level parking garages must use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest. (See Table 14T-46.)

B. Vehicular access and connectivity.

1. Intent.
 - a. To provide for visual continuity of the street.
 - b. To minimize conflicts with pedestrian access to the buildings on site.
2. Minimize the number of vehicular access points by sharing driveways and linking parking lots between adjacent uses.
3. Parking spaces (on-site) should be separated from major drives, and the circulation patterns of such drives should be clean.
4. Coordinate circulation drives and staging areas to accommodate routes needed by fire, refuse collection, delivery vehicles, moving vans, etc.
5. Consideration shall be given to load/unload parking zones near the entry of the building. These spaces shall be located in such a manner as to minimize interferences with the entryway.
6. A bus pullout and shelter may be required by Intercity Transit or North Thurston School District. The shelter shall meet the guidelines of Intercity Transit and the development guidelines. The director of community development may require additional bus shelter design features.
7. Developments are encouraged to consider the needs of individuals with physical limitations in the layout and design of buildings. For example, developments could provide some units available with street level access or other provisions to provide for accessibility.
8. Meet all requirements of LMC 14.23.086.

C. Pedestrian access and amenities.

1. Intent.
 - a. To orient developments to the pedestrian by making pedestrian access convenient, safe, and inviting.
 - b. To encourage walking.
 - c. To enhance the character of multi-family development.

- d. To minimize impacts to residents' privacy.
 - e. To provide accessible, safe, convenient, and usable on-site open space for the enjoyment of residents of the development.
 - f. To create open spaces that enhance the residential setting.
2. Internal paths and circulation. An on-site pedestrian circulation system meeting the following standards shall be provided:
- a. Pathways between dwelling units and the street are required. Such pathways between the street and buildings fronting on the street should be in a straight line. Exceptions may be allowed by the director where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space. (See Table 14T-47.)
 - b. The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. For multiple-family developments, pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required, where applicable.
 - c. Elevated external stairways or walkways which provide pedestrian access to dwelling units located above the ground floor are prohibited. The director may allow exceptions for external stairways or walkways located in, or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard. (See Table 14T-48.)
 - d. Appropriate screening or buffering to create a physical separation between pedestrians and vehicle access areas and the windows of residential units shall be provided. Acceptable treatments include:
 - (1) Landscaped beds that separate the pathway from the building facade featuring windows (see Table 14T-49.); and/or
 - (2) Site windows to maximize privacy while allowing for surveillance from dwelling unit. For example, where ground floor units are raised three or more feet above the level of a walkway, pedestrians have limited views into dwelling units.
 - e. Pedestrian walkways should be defined by Type II or Type III Landscaping (as defined in LMC 16.80.050) for a combination of overstory and understory vegetation.
 - f. Provide signage to identify pedestrian/bicycle routes according to the department of public works development guidelines.

- g. Minimize grades on site to allow ease of access for pedestrians and persons with disabilities.
 - h. Meet all requirements of LMC 14.23.086.
3. Materials standards for pathways.
- a. The pedestrian circulation system must be ~~hard-surfaced~~ cement concrete or permeable paving and at least five feet wide. Segments of the circulation system that provide access to no more than four residential units may be three feet wide.
 - b. Except as allowed in subparagraph c, below, the pedestrian circulation system shall be clearly defined and designed so as to be separated from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or other similar method. Striping does not meet this requirement. If a raised path is used it must be at least four inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than five feet on center.
 - c. The pedestrian circulation system may be within an auto travel lane if the auto travel lane provides access to sixteen or fewer parking spaces and the entire auto travel lane is surfaced with paving blocks, bricks, or other special paving as approved by the director. Trees and other landscaping elements shall be integrated into the design of a shared auto/pedestrian court. (See Table 14T-50.)
4. Bicycle racks. Bicycle racks shall be located near recreational facilities and apartment buildings. Bicycle racks shall be screened by a Type II Landscaping (as defined in LMC 16.80.050) for a combination of overstory and understory vegetation.
5. Covered entrance. The main public entrances of all multi-family buildings must provide weather protection with at least thirty-six square feet of weather cover and a minimum depth of six feet. Exception: The weather protection feature for the primary entries of individual ground-level residential units may be reduced to a minimum depth of four feet and twelve square feet in area.
6. Common open space. Multi-family uses must provide at least 20% of the gross site area for common open space purposes. The following special requirements shall be considered to qualify for various types of allowable open spaces:
- a. Publicly accessible open space consistent with the requirements of LMC 15.12.120 may be used to meet one hundred percent of the required open space.
 - b. Common open space designed primarily for use by residents of the development may be used to meet up to fifty percent of the open space requirement. While this is not intended to encourage gated or closed off open spaces, it can include internalized open spaces that may not be visible from a street. This can include landscaped courtyards or

decks, front porches, internal gardens with pathways, children's play areas, or other internal multi-purpose recreational and/or green spaces. Special requirements and recommendations for common open spaces include the following:

- (1) Required setback areas shall not count towards the open space requirement, except for spaces that meet the dimensional and design requirements and guidelines herein.
- (2) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than fifteen feet in width (except for front porches). Alternative configurations may be considered by the director where the applicant can successfully demonstrate that the common open space meets the intent of the standards.
- (3) Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.
- (4) Spaces shall feature paths, landscaping, seating, and lighting. Other amenities that make the area more functional and enjoyable are encouraged.
- (5) Individual entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.
- (6) Common open space shall be separated from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the director that enhance safety and privacy (both for common open space and dwelling units).
- (7) Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
- (8) Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the common open space. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception.
- (9) Front porches qualify as common open space provided:

No dimension is less than eight feet.

"Cave" porches are not included in calculations for common open space. "Cave" porches are porches that are entirely inset into the building. Porches set into the corner of a building are an exception.

c. **Natural areas:** Retention of existing natural areas with mature trees may count for up to fifty percent of the required common open space provided the subject area is located outside of the minimum required setback and buildings are configured to use the natural area as an amenity. For example, private patios or a trail bordering the natural area would meet this objective. (See Table 14T-51.)

7. **Private open space.** In addition to the common open space requirements noted in paragraph 6 above, multi-family uses must provide at least forty-eight square feet of private open space per dwelling unit. This may include private balconies, porches, decks, or patios. Semi private open space concepts, designed to service specific blocks of units, or portions of a complex (where such space is not included in the calculations for the required common open space), may qualify for up to 50% of the private open space requirement. (See Table 14T-52.)

D. Architectural character and scale.

1. **Intent.**

a. To promote development that is compatible and visually integrated within the existing development if surrounding development is consistent with goals and policies of Comprehensive Land Use Plan and design review standards.

b. To reduce the apparent bulk and scale of large buildings.

c. To enhance the pedestrian environment.

d. To promote architectural variety that adds visual interest to the neighborhood.

2. **Articulation.** All residential buildings and residential portions of mixed-use buildings shall include at least three of the following articulation features at intervals of no more than thirty feet along all facades facing a street, internal access road, and common open space:

a. Repeating distinctive window patterns at intervals no more than thirty feet.

b. **Vertical building modulation.** Minimum depth and width of modulation is eighteen inches and four feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined below. Otherwise, minimum depth of modulation is ten feet and minimum width for each modulation is fifteen feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the facade and integrated with the building's architecture as determined by the director. For example, "cave" balconies or balconies that appear to be "tacked on" to the facade will not qualify for this option.

c. **Horizontal modulation (upper level step-backs).** To qualify for this measure, the minimum horizontal modulation shall be five feet.

- d. Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.
 - e. Change of roofline. To qualify for this measure, the maximum length of any continuous roofline shall be thirty feet and comply with the treatments below:
 - (1) For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or one-tenth of the wall height (finish grade to top of wall).
 - (2) For gable, hipped, or shed roofs - a minimum slope of five feet vertical to twelve feet horizontal.
 - (3) Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are no more than thirty feet in width (measured horizontally).
 - f. Change in building material or siding style (perhaps coordinated with horizontal building modulation and a change in color).
 - g. Alternative methods as approved by the director that effectively reduce the perceived bulk and scale of the buildings and add visual interest. For example, buildings using high quality materials such as brick and special facade detailing may not need much modulation to provide visual interest. (See Tables 14T-53 and 14T-54.)
3. Facades of large buildings. Buildings visible from the street must use design techniques to break up long continuous building walls, reduce the architectural scale of the building, and add visual interest. Specifically, any building facade longer than one hundred twenty feet in width must employ design techniques to limit the length of individual facades. To meet this requirement, buildings must utilize a combination of vertical and/or horizontal building modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration technique sufficient to meet the intent of the standards as determined by the director. (See Table 14T-55.)
4. Diversity of building types. Multi-building developments shall employ techniques to provide architectural variety. This may include alternating building materials, roofline treatments, building heights, building modulation, entry design, window treatment, color, and/or other architectural treatments. The director may require changes to the facades, when necessary, to meet the intent of the standards. (See Table 14T-56.)
5. Roofline standards. Single-purpose residential buildings must provide a pitched roof with a minimum roof pitch of five feet vertical to twelve feet horizontal. Alternative roof designs such as vegetated roofs are allowed~~will be considered~~, provided design elements

are included to help the building and its roofline fit into the site's context. (See Table 14T-57.)

6. **Raised ground floor.** Developments are encouraged to raise the ground floor of residential buildings at least thirty-six inches above the sidewalk or common parking area to enhance residents' privacy. This is particularly important when dwelling units are within fifteen feet of a sidewalk or common parking area or for buildings in established neighborhoods that have an established pattern with raised dwelling units.

7. **Street corner buildings.** Buildings located at street corners are encouraged to utilize prominent building elements to emphasize these highly visible locations. This could include a corner facing building entry, change in building materials, special roofline feature, or rounded or octagonal building shape at the corner.

E. Building details, materials, and color.

1. Intent.

a. To encourage the incorporation of design details that are attractive at a pedestrian scale into building facades.

b. To promote the use of durable materials that are appropriate for residential use and that reduce long-term maintenance costs and depreciation.

c. To utilize colors that complement those of nearby established neighborhoods and reduce the perceived scale of the building.

2. **Details toolbox.** All multi-family buildings shall be enhanced with appropriate details. Each of the types of details listed below are worth one point unless otherwise noted. Multi-family buildings must achieve the equivalent of four points worth of architectural details. Chosen details must be compatible with the chosen architectural style. All new residential buildings shall include at least two of the following elements on their facades:

a. Decorative porch design with distinct design and use of materials.

b. Decorative treatment of windows and doors, such as decorative molding/framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.

c. Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.

d. Decorative light fixtures with a diffuse visible light source, such as a globe or "acorn" that is non-glaring or a decorative shade or mounting for each building entry on the facade.

- e. Brick or stonework covering more than ten percent of the facade (two points).
 - f. Decorative building materials that add visual interest, including:
 - (1) Individualized patterns or continuous wood details.
 - (2) Decorative moldings, brackets, wave trim or lattice work.
 - (3) Decorative brick or stonework (may be in addition to the brick or stonework credits noted above if they are arranged in a decorative manner that add visual interest to the facade).
 - (4) Other materials with decorative or textural qualities as approved by the director. The applicant must submit architectural drawings and material samples for approval.
 - g. Decorative roofline design, including multiple gables and/or dormers or other design that adds distinct visual interest, including decorative railings, grill work, or terraced landscape beds integrated along the facade of the building.
 - h. Decorative balcony design, such as distinctive railings.
 - i. Decorative paint schemes.
 - j. Other detailing work that adds visual interest to the building as approved by the director. (See Table 14T-58).
3. Windows.
- a. Transparent windows or doors facing the street are required. To meet this requirement, at least fifteen percent of the facade must be transparent. The facade is measured from the base of the building to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area (see Table 14T-29 for clarification). Garages facing the street shall count as part of the facade.
 - b. Windows facing the street should indicate floor levels and should not occur between floors. Exceptions may be granted for stairwells.
 - c. Building facades shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the director where buildings employ other distinctive window or facade treatment that adds visual interest to the building. (See Tables 14T-58 & 14T-59).

4. Exterior materials:

- a. Traditional materials consistent with local and regional architectural styles are encouraged (horizontal wood siding and brick).
- b. Stucco and other troweled finishes should be trimmed in masonry or wood.
- c. Mirrored glass and exposed concrete block (except for foundation/crawl space walls where not visible from the street) are not in keeping with the desired character of Lacey and are prohibited.
- d. T-111 siding and other plywood types of siding (board and batten is an exception) shall not be used.

5. Colors.

- a. Continuity of colors and materials should be considered, particularly for infill projects that require special sensitivity for preservation of existing neighborhood character. Colors and materials should complement and act as an amenity to the neighborhood.
- b. The overall color scheme and materials used should create the appearance of reducing building prominence and complementing the natural environment.
- c. Innovative usage of colors and materials can be encouraged in areas devoid of any existing development.

F. Service elements and outdoor storage.

1. Intent. To minimize impacts of service and storage elements on the pedestrian environment and adjacent uses.
2. All multi-family developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:
 - a. Service elements shall be sited off of the alley, where available. Where there is no alley, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.
 - b. Service elements shall be sited and designed to provide sufficient visibility to prevent hiding places for unwanted persons.
 - c. The designated spot for service elements shall be paved.

d. Appropriate enclosure of the service elements shall be required, as determined by the director. Requirements and considerations:

(1) The design of any detached service enclosure shall be compatible with the design of the primary structure or structures on the site. This could include similar building materials and/or detailing. The six-foot fence may be constructed of concrete block, brick, or wood. Coordination with the current franchise hauler is required. The sides and rear of the enclosure must be screened by Type I Landscaping (as defined in LMC 16.80.050).

(2) Enclosures are particularly important for corner lots, where that portion of the alley is more visible from the adjacent street.

(3) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.

(4) Preferably, service enclosures are integrated into the building itself. (See Table 14T-60.)

3. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation [in accordance with LMC 16.80](#) or by architectural features. (See Tables 14T-61 & 14T-62.)

4. Rooftop mechanical equipment. All rooftop mechanical equipment shall be organized, proportioned, detailed, landscaped (with [vegetated roofs](#), decks or terraces) and/or colored to be an integral element of the building.

5. If storage is provided on site for recreational items such as boats, RVs, etc., these items shall be placed adjacent to the parking areas. If recreational storage is utilized, it shall be screened by a six-foot fence that matches the architectural style of the buildings on site. The six-foot fence may be constructed of concrete block, brick, or wood.

G. Privacy and relationship to adjacent sites.

1. Intent.

a. To enhance privacy between dwelling units.

b. To minimize impacts between multi-family developments and established single-family areas.

2. Privacy and relationship to adjacent sites. Adequate solar access and privacy for multi-family dwelling units shall be provided along the side yard. Specific standards and guidelines:

- a. Buildings or portions thereof containing dwelling units whose solar access is only from the side of the building (facing towards the side property line) shall be set back from the property line at least fifteen feet.
 - b. Transparent windows shall occupy no more than ten percent of any facade within fifteen feet of the side property line.
 - c. Balconies or rooftop decks within fifteen horizontal feet of a side property line must utilize opaque guard rails to minimize privacy impacts to adjacent properties. (See Tables 14T-62 & 14T-63.)
3. Developments adjacent to single-family areas.
- a. Extra attention shall be given to proposed developments that are located adjacent to existing single-family detached developments. This consideration shall ensure that proposed developments minimize impacts onto adjacent, lower density uses. Submitted proposals may be reviewed for the following items:
 - (1) Clustering.
 - (2) Height.
 - (3) Landscaping, berms and fences.
 - (4) Setbacks.
 - (5) Number of units in a building.
 - (6) Transition of units on proposed sites. Multi-family projects adjacent to single-family developments shall be reviewed concurrently with Chapter 16.20 LMC for transition standards.
 - (7) Landscaped buffers are required under Chapter 16.20 LMC.
 - b. The proposed development shall be design to complement or improve aesthetic character of the neighborhood.
 - c. Sensitivity in regard to building setbacks, massing of structures, spacing between buildings, scale of buildings, facade proportions and building materials shall be observed when placing developments adjacent to single-family detached neighborhoods.
4. The design shall incorporate crime prevention through environmental design (CPTED) techniques.

5. Side and rear yard buffer requirements between multi-family and non-residential developments. Developments shall incorporate one or more of the following design options:

a. Provide Type I Landscaping (as defined in LMC 16.80.050) at least ten feet deep along side and/or rear property lines where a strong visual buffer to the adjacent use is desired. A screen fence up to six feet tall may be used in conjunction with the landscaping.

b. Provide Type II or III Landscaping (as defined in LMC 16.80.050) at least ten feet deep along side and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to five feet if used in conjunction with a screen fence approximately six feet tall.

c. Other treatments that meet the intent of the criteria as approved by the director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:

(1) Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of the space. This treatment requires a recorded agreement with applicable adjacent property owner(s).

(2) Tall privacy fence or hedge (up to 6 feet tall).

(3) Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts. (See Table 14T-64.)

H. Landscaping and natural features.

1. Intent.

a. To provide for visual linkages between the proposed development and the existing neighborhood or natural environmental.

b. To encourage development that respects natural features of the land.

2. Landscaping shall meet the requirements of Chapter 16.80 LMC and the city's Urban Beautification Plan.

3. Trees shall be preserved in accordance with Chapter 14.32 LMC (Tree Protection and Preservation Ordinance).

4. Existing topographic patterns shall be preserved and enhanced. This shall ensure that indiscriminate grading and vegetation removal does not occur.

5. Any wetlands and associated buffers shall be saved in accordance with the Wetland Protection Ordinance Chapter 14.28 LMC.

6. Storm drainage and erosion control for multi-family developments shall meet the requirements of the "Drainage Design and Erosion Control Manual for Lacey" included in Lacey's development guidelines.

7. Foundation planting. All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

a. The landscaped area must be at least three feet wide.

b. There must be at least one three-gallon shrub for every three lineal feet of foundation.

c. Ground cover plants must fully cover the remainder of the landscaped area. (See Table 14T-65.)

8. Parking lot landscaping buffer. Surface parking lots adjacent to the street shall feature a ten-foot minimum landscape buffer with Type III Landscaping (as defined in LMC 16.80.050). Exceptions:

a. Preservation of existing native or desirable vegetation is preferred, where applicable.

b. The planting strip may be reduced to five feet if a decorative masonry wall (approximately three feet in height) is incorporated with the landscaping bed (preferably behind the landscaping).

c. Other landscaping types will be considered by the director provided they meet the intent of the criteria.

I. Site lighting.

1. Intent. To integrate lighting into the overall design of a multi-family project.

2. Lighting shall be required for entryways, parking lots, carports, swimming pools, play areas, and along pedestrian pathways. The on-site pedestrian circulation system must be lighted to a level where pedestrians can identify faces from a reasonable distance.

3. Lighting shall be activated by photo electric cells or timer.
4. Directional signage should be lit by either internal or external illumination.
5. Lighting fixtures shall complement project design and shall be oriented to avoid direct glare onto adjacent properties while providing adequate safety for pedestrians.

J. Sign guidelines.

1. Intent. To incorporate signs that are designed to be complementary to the building design.
2. All signs shall meet the requirements of Chapter 16.75 LMC.
3. Style elements.
 - a. Use sign shapes, lettering styles and materials that reflect architectural features of the multi-family development.
 - b. Locate building identification signs so that building details will not be covered or obscured.
 - c. Sign illumination shall be oriented to reduce glare and shall only be white or yellow in accordance with LMC 16.75.180(F).

K. Fence standards.

1. Intent. To minimize negative impacts on the pedestrian environment.
2. Fences within the required front yard setback area and between any street and buildings shall not exceed three feet high and be no more than seventy percent solid to maintain views into the street for security. Exception: Fences up to six feet in height may be permitted no closer than ten feet from the sidewalk, provided they allow pedestrian visibility into the site and are complemented with landscaping features.
3. Fences taller than three feet six inches and visible from a street shall be screened with Type I, II, or III Landscaping (as defined in LMC 16.80.050) to mitigate the visual impact of a wall on the street.
4. Chain link fences are prohibited.

Section 12. Section 14.23.083 of the Lacey Municipal Code is hereby amended to read as follows:

14.23.083 Industrial Design Guidelines

A. Site organization for multiple building complexes

1. Placement and orientation of multiple structures shall be designed to provide configurations that do not result in a strict geometric or monotonous look.
2. Multiple building placement should create the impression that the structures within the complex were planned and designed to compliment one another. However, each structure shall be of independent use and function except as provided for structures with shared facilities as set forth below.
3. Generally buildings shall be separated a distance similar to what would be expected if located on separate lots (60 feet or more considering setbacks, parking and/or access and yard area).
4. Structures may be arranged in a configuration to share common loading, unloading and truck maneuvering facilities for efficiency, reduction of impervious surfaces and general functionality.
5. Site components such as structures, parking, driveways, and out-door functions shall be arranged and located to emphasize the aesthetically pleasant components of the site such as existing mature trees and views, or superior architectural features, and disguise its less attractive scenes such as service facilities, outside storage and equipment areas, and trash enclosures through placement and design of the structure and landscaping.

B. General site circulation for multiple building projects.

1. Circulation shall be designed for the required function of moving trucks in an efficient fashion, but also to provide an attractive and natural flowing network.
2. Design, construction, and the look of access ways/streets throughout the parcel shall be similar to the result which would occur by a subdivision of the property into separate lots, including a city street system with collectors, local access ways, and private drives.
3. As much as practical and avoiding a loss of function, effort shall be taken to design an interconnected access system that avoids a strict geometric grid and provides interest. Long straight streets that transect a whole parcel should be avoided for light curves that provide interest and bring street trees and buildings into the natural line of site.

C. Additional site design guidelines.

1. For those industrial uses that utilize outdoor storage area, inventory shall be placed in an orderly manner and shall be screened from right of way areas [in accordance with LMC 16.80](#).
2. Site features such as fences, walls, refuse and recycle enclosures, and light fixtures shall be designed to be consistent with the scale and aesthetic character of the building.

3. Landscaping shall meet requirements of Chapter 16.80 LMC for the intended function. Particular emphasis shall be focused on buffering and compatibility issues when adjacent to a zoning classification with different land use intensity.
4. In multi-building complexes, internal landscape areas shall be developed and designed in a similar fashion as if individual lots were developed and yard areas landscaped. Landscaping design should provide a visual connection between buildings and take maximum advantage of landscaping by providing amenities for workers such as outdoor lunch areas and plazas between selected buildings.
5. All applicable requirements of LMC 14.23.084 and 14.23.086 shall apply.
6. All signs shall meet standards of Chapter 16.75 LMC.
7. Site lighting.
 - a. Lighting shall be installed throughout the site for entryways, parking lots, and pedestrian areas. This shall be achieved both at a pedestrian and overall site level.
 - b. Lighting shall be activated by photo electric cells or timers.
 - c. Lighting fixtures shall complement project design and shall be oriented to avoid direct glare to adjacent properties, particularly where properties are located in a different zoning classification.
8. Refuse:
 - a. Refuse container screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six feet high.
 - b. No refuse container shall be permitted between a street and the front of the building.
 - c. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse container.

D. Architecture and building design

1. New buildings shall maintain diversity and individuality in style while improving the aesthetic character of their surrounding area.
2. In multi-building complexes, a comprehensive architectural concept shall be developed and maintained. Various site components should be unified through the use of similar design, material and colors.

3. New buildings shall have three distinct components: base; middle; and top. Each component shall be defined by horizontal and/or vertical articulation. Facade articulation may consist of changes in the wall plane, use of openings and projections, and material and color variations. Exceptions may be permitted by the Site Plan Review Committee only where a specific architectural style offers other types of building form and facade articulation.

4. Where function necessitates a basic, box-like building form, design strategies shall be utilized to provide an attractive facade where portions of the structure are visible to the public. A preferred technique is to provide exterior articulation such as change in color, material, or plane introduced on an outer decorative shell. Other architectural strategies may also be used, provided they accomplish the same purpose to provide a more attractive facade.

5. Less architecturally interesting facades of buildings shall be substantially setback and screened from public view by mature, dense landscaping. Landscaping size and location shall be determined on a site-by-site basis and may exceed the minimum required in the City Code.

6. To avoid flat walls building modulation shall be used to reduce the mass and bulk of the structure. This can be achieved by utilizing the following techniques:

- a. Building setbacks on upper floor levels;
- b. Recessed or clearly defined entryways;
- c. Building ornamentation;
- d. Varying roof lines, pitches, and shapes;
- e. Overhangs, awnings and marquees;
- f. Dormers, balconies, porches, staircases;
- g. Window and door fenestration.
- h. Architectural technique that will have a modulation effect and meet the intent of this section.
- i. Landscaping trellises with climbing vegetation or art work may be utilized for building walls that are located within public viewing.
- j. ~~Use of glass and storefront window systems~~ Vegetated roofs;

k. ~~Use of reveals to create patterning in the concrete~~ Use of glass and storefront window systems;

l. Use of reveals to create patterning in the concrete;

m. Main entrances to the buildings shall be well defined.

7. New buildings shall have at least one major focal point and minor focal points. Focal points may be achieved through horizontal and vertical lines, change in material, change in color, change in the form and shape of a portion of the building, or other means. Combining the main entrances and the focal points is encouraged.

8. Service doors visible from public streets shall be recessed and integrated into the overall design of the building, or have some other architectural treatment to enhance its appearance.

9. Buildings located within a multiple building complex shall utilize similar or complimentary colors, materials, window patterns and roof forms.

10. Consideration shall be given to colors and materials. Each shall complement the other and enhance existing buildings.

11. Consistency shall be used with architectural elements to ensure that building walls that are highly visible to the public are compatible with one another.

12. Building design for industrial uses adjacent to business park, commercial, open space institutional or residential zone districts shall blend with the adjacent neighborhood and create an attractive and functional transition between the zones. Items to consider include such things as scale, building height, colors, and materials to promote the blending of the zones and setbacks and buffering to reduce impacts from incompatible elements of the different zones and provide an appropriate transition.

E. Compatibility with adjacent residential and open space institutional developments.

1. Where industrial buildings are to be located adjacent to different zone districts, care shall be taken to ensure compatibility and integration of the development with the adjacent area. This will include the physical layout of the site plan, the architectural design of the buildings and improvements, and consideration of mitigation techniques to reduce or eliminate identified impacts to the adjacent environment. Impacts such as, but not limited to, light/glare, noise, traffic and aesthetics shall be considered.

2. In development of the site plan, consideration shall be given to how the layout fits into the surrounding neighborhood.

3. Architectural design shall consider compatibility with the character and style of adjacent uses. Special techniques shall be considered to adequately address impacts, such

as security and automobile light and noise issues through such techniques as landscaping, buffering and other measures.

Section 13. Section 14.23.086 of the Lacey Municipal Code is hereby amended to read as follows:

14.23.086 Design Requirements For Zones With Pedestrian Emphasis And Key Multimodal Corridors And Intersections.

A major emphasis of the comprehensive plan is to create more opportunities for pedestrians and multimodal transportation. Key multimodal corridors and intersections designated in the comprehensive plan and zoning map will be the heart of the city's circulation system. If the city's goals of a more pedestrian-friendly city are to be realized, these multimodal corridors and intersections and surrounding road networks must develop with amenities and designs that will entice pedestrians, bicyclists and transit riders.

A. **Applicability.** Standards listed under LMC 14.23.086(B) and (C) below apply to all zones with pedestrian emphasis. Standards for circulation and design for multimodal corridors and key pedestrian intersections apply to all zones along such corridors and at key pedestrian intersections. Provided multifamily condominium and townhouse development with less than 5 units and all single family short plats and permits for individual single family detached homes and accessory uses shall be exempt.

B. General Requirements

1. Increase pedestrian amenities and function along key multimodal corridors, at intersections, and in pedestrian-oriented zones.
2. Provide a network of comfortable and interesting pedestrian streets which link residential areas with commercial zones throughout the growth area.
3. Reduce dependence on the automobile in zones with pedestrian emphasis by providing increased emphasis on other modes of transportation, such as walking, bicycling and transit through the provision of pedestrian-oriented, multimodal streets.
4. Provide a high quality, compact pedestrian-oriented street environment that is easily and pleasantly traversed on foot.
5. Increase architectural continuity and compatibility within and between zones.
6. Encourage business and pedestrian areas and spaces that are active throughout the day and evening.
7. Improve sidewalk and building integration, which increases human comfort and activity.
8. Incorporate "human-scaled" elements into building design.

9. Provide direct visual contact between activities occurring inside buildings and the street environment. (See also LMC 14.23.086(C)(4) blank wall limitation.)

C. Specific Pedestrian Requirements

1. **Reduced Setbacks.** Placement of building walls shall be such that they enclose and define the street space. The location, height, and massing of walls shall provide human-scaled street enclosure and building edge continuity on pedestrian-oriented streets (multimodal corridors). To provide a more continuous building edge, buildings shall be placed forward on lots adjacent to designated multimodal corridors. Street wall location adjacent to the sidewalk shall bring building activities into physical and visual contact with the sidewalk environment and increase the liveliness of the street.

a. Key commercial designations with pedestrian emphasis (central business districts, neighborhood commercial and mixed use corridors) have maximum front yard setbacks of fifteen feet and allow zero feet. Residential zones allowing moderate to high densities also provide for reduced setbacks.

b. **Exceptions to Reduced Setbacks.** The street wall may be set back to provide transition to residential neighborhoods, to provide more separation of public and private space in residential development, to meet centerline setback requirements, for building entrances, for pedestrian plazas, and to allow existing setback buildings as conforming uses.

(1) **Building Entrances Allowance.** Large entryways which are integral to a building design may be set back more than 15 feet.

(2) **Pedestrian Plazas**

2. **Pedestrian Plazas.** Pedestrian plazas are intended to be open to the public (but are not required to be). They are spaces which people will use along intensively developed streets (multimodal corridors) and in some commercial and all mixed use corridors. Facilities and buildings can be grouped around small pedestrian plazas to create places where people may congregate.

All commercial subdivisions or binding site plans in mixed use zones or zones with pedestrian emphasis are expected to provide plazas unless the city determines the provision of such is not consistent with the intent of this chapter due to special circumstances of the site or project. Commercial or multifamily building projects in the mixed moderate or high density corridors may provide plazas to obtain bonus building or development coverage. Pedestrian plaza designs must meet the following criteria:

a. **Size and dimension.** The maximum width of the pedestrian plaza shall normally be sixty feet. (See Table 14T-13.)

- b. **Access.** The surface of all pedestrian plazas must be visually and physically accessible from the public right-of-way. Allowances may be made for sites with steep topography.
- c. **Surface.** Paved walking surfaces must be provided.
- d. **Landscaping.**
 - (1) At least ten percent of the plaza area must be landscaped with living plants.
 - (2) The landscaping must be planted and maintained according to Chapter 16.80 LMC.
 - (3) Landscaping shall not block visual access to the pedestrian plaza.
- e. **Seating.**
 - (
- f. **Exposure to sunlight.** (See Table 14T-13.)
 - (1) Southern locations are encouraged to allow direct sunlight to enter the space and strike the plaza floor.
 - (2) Pedestrian plazas shall be designed to allow some direct sunlight to enter the plaza.
 - (3) Pedestrian plaza landscaping shall be designed in a manner that does not block the entrance of direct sunlight.
- g. **Plaza edges.**
 - (1) **Plaza enclosure.** All pedestrian plazas must be enclosed on at least two sides by a structure or by landscaping which creates a wall-like effect.
 - (2) **Prohibited Edge Conditions.**
 - (a) Unscreened parking lots, chain link fences and other inhibiting conditions are prohibited adjacent to pedestrian plazas.
 - (b) Blank walls in pedestrian plazas are subject to the blank wall limitation standards of subsection 4 below.
- h. **Uses in pedestrian plazas.**

(1) Permitted uses: playground equipment, fountains, waterfalls, pools, sculptures, works of art, arbors, trellises, benches, trees, planting beds, trash receptacles, drinking fountains, bicycle racks, open air cafes, kiosks, vending carts, outdoor furniture, lighting, flagpoles, public telephones, temporary exhibits, canopies, awnings, and similar uses which encourage pedestrian use of these spaces.

(2) Allowed motor vehicle use. Motor vehicle use of pedestrian plazas for passenger drop off and pick up at plaza edge. All other loading or motor vehicle access is prohibited.

i. Exceptions. The site plan review committee may grant exceptions to the Pedestrian Plaza Standards if the proposed design meets the intent of this chapter.

3. Awnings, Marquees and Arcades. Continuous canopies, awnings, marquees, and arcades keep pedestrians out of the rain and contribute to overall integration of individual buildings within the streetscape. This pedestrian weather protection also helps define the pedestrian zone on the sidewalk.

a. Requirements.

(1) All commercial uses in zones with pedestrian emphasis shall provide some weather protection for their patrons.

(2) Awnings, marquees, and arcades must meet the city's adopted Building Code requirements.

(3) Awnings, marquees, and arcades are encouraged along the street wall, or that portion of the street wall that abuts or is parallel to the sidewalk. The maximum depth (projection from street wall) is regulated in the applicable section of the city's adopted Building Code.

(4) The lower edge of all awnings, marquees, and arcades must be between the heights of eight and twelve feet above finished grade. Awnings on a given block shall be the same or similar height.

(5) Canopies, awnings, marquees and arcades may project into the public right-of-way with approval of the site plan review committee.

4. Blank Wall Limitation. A successful pedestrian environment will provide varied, pedestrian-friendly building facades and sidewalk activities. Blank walls and dull building facades can degrade a pedestrian streetscape and the business environment as they deaden the surrounding space and break the continuity of the building edge. Therefore, the construction of blank walls shall be limited to prevent the disruption of existing building patterns and to avoid an uninviting street environment. The regulations in this section are intended to reduce blank wall impacts on the pedestrian and business environment.

a. **Blank Wall Limitation Requirements.**

(1) All commercial ground level walls within fifty feet of a street or pedestrian area shall feature pedestrian-friendly facades. Sixty percent of the street wall facade within fifty feet of the street or pedestrian area is regulated between two and eight feet in height. (See Table 14T-14.) This dimension applies to all options for blank wall treatments (transparent windows, art and architectural treatment, and trellis and planting techniques).

(2) At least sixty percent of a wall facing a street shall consist of transparent window area or display windows which provide visibility into building interiors. Maximum wall coverage with windows is recommended.

(3) In addition to LMC 14.23.086(C)(4)(a)(1) and (2), two or more of the following techniques shall be employed to provide interest on non-window areas.

(a) Sculpture, mosaic, glass block opaque art glass, as relief artwork, or similar features of visual interest which are incorporated into the street wall or blank building wall. Structural architectural elements may be acceptable if the design meets the intent of this section.

(b) Installation of a permanent vertical trellis in front of the wall with climbing plants or plant materials.

(c) Pedestrian plazas may meet this requirement if the design complies with the intent of this section.

(d) Any other architectural techniques that meet the intent of Chapter 14.23.086 to provide a pedestrian-friendly, comfortable street environment with architectural interest.

b. **Retaining walls.** Retaining walls on pedestrian streets are considered blank walls and are subject to the regulations in LMC 14.23.086 with the exception of LMC 14.23.086(4)(a)(2). Retaining wall treatment may include a stone wall, landscaping treatment, special texture or design. Blank concrete is prohibited.

c. **Exceptions.** Where this section is in conflict with the city's adopted Fire Code, the Fire Code shall govern.

5. **Primary Building Entrance.** Primary building entrances are required on the street or pedestrian and transit access from street to allow people to arrive by foot, by transit, or by other means (in addition to the car), and to increase pedestrian and street activity. For buildings adjacent to a sidewalk entrances shall meet the following minimum requirements:

- a. The primary entrance to all buildings shall face the street or central pedestrian plaza.
- b. All primary building entrances shall be clearly visible from the sidewalk or pedestrian plaza.
- c. Direct access shall be provided either
 - (1) from the sidewalk if the building facade is adjacent to the sidewalk, or
 - (2) from a pedestrian plaza if the building facade is not directly adjacent to the sidewalk. (See Table 14T-13.)

D. Circulation and design for multimodal corridors and key pedestrian intersections.

1. Multimodal corridors and key pedestrian intersections are intended to provide a focus for multimodal activity in each neighborhood. The corridor shall provide an area of convergence for the pedestrian sidewalk network that interconnects all dwelling units with other units, non-residential uses, common open space, bus stops and sensitive area tracts. Mid-block crossings shall be utilized where necessary to promote more efficient or strategic interconnections with pedestrian corridors or trail systems. Sidewalk systems shall be separate and distinct from motor vehicle circulation to the greatest extent possible, provide a pleasant route for users, promote enjoyment of the development, and encourage incidental social interaction among pedestrians. Sidewalks shall be of barrier-free design.

The pedestrian circulation system shall include gathering/sitting areas and provide benches, landscaping, and other street furniture where appropriate. Sidewalks along the corridors and at key intersections shall promote pedestrian activity.

2. Sidewalks shall be a minimum of six feet in width, expanding to eight feet or more along major pedestrian routes. Sidewalks in commercial areas shall normally be ten to fifteen feet in width depending upon location of major pedestrian routes and significance of the sidewalk for pedestrian use. The specified sidewalk dimensions shall be in addition to land area used for street functions or the placement of objects in the sidewalk area.

Standard material for sidewalk construction is acceptable, provided however, key pedestrian intersections shall use special materials. See LMC 14.23.086(D)(5).

3. Bikeways shall be provided to link key components of each neighborhood with the corridor. Bikeways do not have to be marked on local residential streets with low average daily traffic. Bikeways are required on portions of multimodal corridor designations, collectors and arterials. The width of bikeways shall be in accordance with the minimum dimensions specified for class 1,2, and 3 bikeways as defined in the Regional Transportation Program and the Lacey Urban Transportation Plan. Bikeways ~~may~~ shall use asphalt paving, porous asphalt, or other approved surface. Bike racks shall be provided at

strategic destination locations along the corridors such as commercial areas, open spaces and other neighborhood focus points.

4. Key pedestrian intersections shall be located at the focal point of neighborhoods as shown on the Lacey Comprehensive Plan Land Use Map. All key pedestrian intersections shall have street furniture as well as other significant pedestrian areas along the corridor.

Elements of street furniture, such as benches, waste containers, drinking fountains, planters, phone booth, bus shelters, bicycle racks, and bollards should be carefully selected to ensure compatibility with the architecture of surrounding buildings, the character of the area, and with other elements of street furniture. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage. Street furniture shall meet all city guidelines for strength, durability, maintenance and safety.

5. At key pedestrian intersections and other areas of special significance to pedestrians along corridors, sidewalks shall be constructed of permeable pavers, brick, colored/textured concrete pavers, concrete containing accents of brick, colored stamped concrete or some combination thereof that is compatible with the style, materials, colors and details of the surrounding buildings and neighborhood. The functional, visual, and tactile properties of the paving materials shall be appropriate to the proposed functions of pedestrian circulation in the immediate area. Such techniques are also recommended for public or semi-public plazas, courtyards, or open spaces along the corridor.

6. Bus stops shall be located along collectors and arterials on the corridor in consultation with Intercity Transit and North Thurston School District and shall be integrated as part of the pedestrian network. Bus stops may also be provided along strategic sections of local access streets if the City of Lacey, North Thurston School District and Intercity Transit determine such location will provide the most convenient coverage for residents. Locations for bus stops shall be designed to make transit services accessible to all residents of the neighborhood.

7. Transit passenger pads and shelters may be provided at focal points in the neighborhood along corridors, such as commercial areas and key pedestrian intersections, if deemed necessary by the city in consultation with Intercity Transit and North Thurston School District. Design and size of shelters and pads will be determined in consultation with Intercity Transit.

8. Bus stops shall be illuminated at night to enhance passengers' safety and sense of security.

9. Decorative human scale lighting is recommended on all local access streets, pedestrian walkways, sidewalks, courtyards, community greens internal open spaces and along corridors at intervals adequate to provide pedestrians with safe and comfortable lighting. Light poles may use a staggered pattern when measured and spaced using both sides of the street. Lighting fixtures and poles shall generally be between 12-24 feet in

height and constructed from steel, cast iron, or aluminum, with poles and fixtures complementing the human scale and architectural character of the neighborhood.

10. Street lights should be decorative and blend with the architectural style of the plat or development project. (See Design Vocabulary in Table 14T-10.)

Section 14. Section 14.23.088 of the Lacey Municipal Code is hereby amended to read as follows:

14.23.088 Open Space.

A. General Open Space Design Criteria.

1. Convenient, usable and accessible. All open spaces shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations that the intended user(s) can easily access and use, rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated. Locations integrated with transit stops, for instance, would be encouraged, as there is likely to be pedestrian traffic in the area.

2. Must be inviting. Inviting open spaces feature amenities and activities that encourage pedestrians to use and explore the space. On a large scale, it could be a combination of active and passive recreational uses. It could include a fountain, sculpture, children's play area, special landscaping element, or even a comfortable place to sit and watch the world go by. In order for people to linger in an open space, it must be comfortable. For instance, a plaza space should receive ample sunlight, particularly at noon, and have design elements that lend the space a "human scale," including landscaping elements, benches and other seating areas, and pedestrian-scaled lighting. No use shall be allowed within the open space that adversely affects the aesthetic appeal or usability of the open space.

3. Must be safe. Safe open spaces incorporate Crime Prevention through Environmental Design (CPTED) principles:

a. Natural surveillance--which occurs when parks or plazas are open to view by the public and neighbors. For example, a plaza that features residential units with windows looking down on space means that the space has good "eyes" on the park or plaza.

b. Lighting that reflects the intended hours of operation.

c. Landscaping and fencing. Avoid configurations that create dangerous hiding spaces and minimize views.

d. Entrances should be prominent, well lit, and highly visible from inside and outside of the space.

4. Maintenance. Open spaces shall utilize commercial grade materials that will last and require minimal maintenance costs. Walls, where necessary, shall be designed and treated

to deter graffiti. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired.

5. Provides for uses/activities that appropriately serve the anticipated residents and users of the development. For example, common open space that serves a variety of functions will attract greater usage. When designing open spaces, project applicants should consider a broad range of age groups, from small children, to teens, parents, and seniors.

6. Additional Criteria.

a. Consolidation of open space is encouraged to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance.

b. Existing trees and significant vegetation shall be maintained in open space areas unless an alternate landscaping plan for such areas is required or approved or unless planned active recreational activities would conflict with existing vegetation. In case of conflicts with planned activities, the design should strike a balance, as determined by the city, where it maximizes active recreation opportunities while trying to maintain the most important stands of trees and vegetation. (See Table 15T-07.)

c. For the purpose of calculation of the applicable percentage requirement, open space shall be separate and distinct from buffers, required yard areas, setbacks, and other undeveloped portions of the site.

d. Open space areas shall be designed and placed in consideration of existing and potential open space on adjacent parcels to provide consolidation or opportunities for future consolidation of neighborhood open space areas.

e. The open space shall include amenities such as benches, trails or picnic tables to provide usable relief from buildings and pavement.

f. Cash or like value of land area and improvements may be donated to the city for open space purposes to fulfill a portion of open space requirements within that specific park's planning area. Acceptance of such donation will be at the discretion of the city and consistent with city policies for the provision of open space.

g. Up to fifty percent of a development's open space requirement may be satisfied by wetland and/or critical area habitat and required critical area buffers in consideration of the significant passive recreation opportunities provided by said lands. The remaining fifty percent open space requirement must be set aside outside of the wetland and wetland buffer area to provide for and accommodate proposed or potential future active (high intensity) recreational use.

B. Residential Open Space Location. Open spaces shall be considered an integral part of the entire development design. See Table 14T-67 for examples of desirable and undesirable open space locations. The following shall be considered when choosing the location of an open space:

1. Open spaces should not be located at intersections adjacent to arterials or collectors unless located at a key pedestrian intersection.
2. Open spaces should be easily accessible to a majority of the lots or units.
3. Open spaces should be located so that children have sidewalk access to it and have to cross as few streets as possible.
4. Open spaces should not be located in the corners of developments where visibility and supervision are at a minimum unless there is a possibility of linkage with other adjacent properties in the future or other factors make such location appropriate.

C. Residential Open Space Activities. Open space should be designed to accommodate a wide range of activities, ages and abilities. At least half of the open space within a development must be usable for active recreation. An open space shall include some or all of the following, depending upon size, conditions, and context of the open space:

1. Play equipment such as slides, swings or play structures.
2. A paved hard court for activities such as basketball, volleyball, pickleball, tennis, etc.
3. An open grassy area for active play.
4. An area for passive recreation such as walking or sitting.
5. Other elements such as benches, paths, picnic tables or shelters.
6. Pet waste stations.
7. Pedestrian plaza.
8. Vegetated LID facilities, such as rain gardens and bioretention, and permeable paving. LID facilities may not be used to meet active recreation requirements unless the design includes active use components as determined by the Director or their designee.

D. Residential Open Space Layout. Layout of the open space depends on specific site conditions. Some general guidelines are as follows:

1. Arrange play equipment and activity spaces in similar groups rather than as isolated pieces of equipment. Make sure that the equipment is appropriate to the target age group.

2. Plan traffic flow to link activities in a safe, orderly manner. This can be done through walks, plantings or benches. Provide an unobstructed view between elements.
3. Place play equipment near deciduous shade trees to prevent pieces from getting too hot.
4. Provide adequate buffer zones around elements to protect children in the area.
5. Place swings toward the outside of the open space to discourage children from walking into them while in use. For greater safety, there should be no more than two swings per structure.
6. Orient play courts north to south for player safety.
7. Avoid placing play courts under trees to minimize problems with debris, moss, and slick surfaces.
8. Provide adequate drainage throughout the open space.
9. Place a low fence, if necessary, around the entire lot to prevent children from running out into the street.
10. Pet waste stations shall be sited in open space areas and located nearest to the right-of-way; also, station locations shall be placed away from stormwater pond and children play equipment areas.

E. **Commercial Open Space.** The requirements for commercial open space may be different than residential areas because of the different needs and emphasis of open space in commercial areas. In mixed use areas, the various open space needs may be balanced by blending several open space techniques to achieve all required functions. Open space in commercial and mixed use areas may be landscaped, hardscaped (such as plazas) or a combination of both.

In commercial areas, open space will emphasize areas to relax, preservation of trees, landscaped parks or uses providing a pleasant, stimulating experience for shoppers, pedestrians and office workers.

1. Uses that may be counted towards commercial retail open space include:
 - a. Pedestrian corridors with landscaping through parking lots.
 - b. Pedestrian plazas meeting the requirements of LMC 14.23.086(C)(2).
 - c. Landscaped outdoor seating areas for restaurants and cafes.
 - d. Pocket parks with public seating, art or fountains.

- e. Vegetated LID facilities and Drainage retention areas designed as an aesthetic view area with fountain, seating, trails and exceptional landscaping.
 - f. Additional landscaping areas not required by code.
 - g. Areas preserved in a pleasant, natural state with trees and shrubs.
 - h. Park areas with trees and landscaping designed for active or passive uses.
 - i. Other areas deemed to meet the intent of Ordinance 1124 as determined by the city.
2. Uses that do not count towards commercial open space include such areas as:
- a. Required landscape islands in a parking lot.
 - b. Required yard areas or setback areas not readily available for use by pedestrians or with no special or significant amenities.
 - c. Drainage retention areas with no special or significant amenities.

Section 15. Section 14.24.160 of the Lacey Municipal Code is hereby amended to read as follows:

14.24.160 Substantive authority.Share

- A. The policies and goals set forth in this chapter are supplementary to those in the existing authorization of the city.
- B. The city may attach conditions to a permit or approval for a proposal so long as:
 - 1. Such conditions are necessary to mitigate specific probably significant adverse environmental impacts identified in environmental documents prepared pursuant to this chapter;
 - 2. Such conditions are in writing;
 - 3. The mitigation measures included in such conditions are reasonable and capable of being accomplished;
 - 4. The city has considered whether other local, state or federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts;
 - 5. Such conditions are based on one or more policies in subsection D of this section and cited in the license or other decision document.
- C. The city may deny a permit or approval for a proposal on the basis of SEPA so long as:

1. A finding is made that approving the proposal would result in probably significant adverse environmental impacts that are identified in a final EIS or final supplemental EIS prepared pursuant to this chapter;

2. A finding is made that there are no reasonable mitigation measures capable of being accomplished that are sufficient to mitigate the identified impact;

3. The denial is based on one or more policies identified in subsection D of this section and identified in writing in the decision document.

D. The city designates and adopts by reference the following policies as the basis for the city's exercise of authority pursuant to this section:

1. The city shall use all practicable means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:

a. Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;

b. Assure for all people of Washington safe, healthful, productive, and aesthetically and culturally pleasing surroundings;

c. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;

d. Preserve important historic, cultural, and natural aspects of our national heritage;

e. Maintain, wherever possible, an environment which supports diversity and variety of individual choice;

f. Achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities;

g. Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.

2. The city recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has a responsibility to contribute to the preservation and enhancement of the environment.

3. The city adopts by reference the policies in the following codes, ordinances and plans:

a. Lacey zoning ordinance;

b. Lacey Comprehensive Plan;

- c. Lacey platting and subdivision ordinance;
 - d. Lacey six-year street plan;
 - e. Shoreline master program for the Thurston region;
 - f. Thurston Regional Transportation Plan;
 - g. The City of Lacey Buildings and Construction Code as set forth in Chapters 14.02 through 14.20 LMC;
 - h. Lacey bikeway plan;
 - i. The City's Traffic Mitigation and Concurrency Regulations as set forth in Chapter 14.21 LMC;
 - j. The city of Lacey's environmental regulations as set forth in Chapters 14.26 (Shoreline Master Program), 14.28 (Wetlands Protection), 14.30 (Removal of Top Soil), 14.31 (Drainage Discharge), 14.32 (Tree and Vegetation Protection and Preservation), 14.33 (Habitat Conservation Areas Protection), 14.34 (Flood Hazard Prevention), 14.36 (Critical Aquifer Recharge Areas Protection), and 14.37 LMC (Geologically Sensitive Areas Protection);
 - k. City of Lacey Development Guidelines and Public Works Standards as adopted by the Chapter 12.28 LMC;
 - l. The Capital Improvement Plan of the North Thurston Public Schools and means for mitigating impacts upon such plan;
 - m. The transportation plans of Thurston County, the City of Olympia and the City of Tumwater, and allowed means of mitigating impacts of development upon such plans;
 - n. The City's requirements for the undergrounding of communication facilities as set forth in Chapter 12.22 LMC.
 - o. The current City of Lacey-2010-Stormwater Design Manual.
4. The city establishes the following additional policies: The city may apply any mitigation conditions necessary to properly mitigate identified adverse environmental impacts associated with license or permit applications. In implementation of this policy for each individual license application the city shall review all of the elements of the environment listed in WAC 197-11-444 and shall attempt to apply conditions as appropriate to mitigate identified adverse environmental impacts under all elements of the environment. Mitigation conditions may include but shall not be limited to: timing and scheduling of construction and operation, modification of site design, project design or location, modification of the physical environment, installation of physical and vegetative improvements, mitigation of pollution sources, installation of pollution abatement

equipment or safety equipment or improvements, providing of or upgrading of on- and off-site infrastructure improvements, preservation or protection of specified habitat and species of flora and fauna, provision for buffers and open spaces, layout and design of open space including centralization and consolidation, provision of safe and attractive pedestrian improvements, provision of bus stop improvements to Intercity Transit and North Thurston School District Standards, site restoration and improvements after surface mining or mineral extraction or other activity, provision for lot owners or homeowners maintenance associations, and requiring of conditions identified in a wetlands mitigation plan or report for protection of wetlands or wetland buffers.

E. The legislative appeals authorized by RCW 43.21C.060 are eliminated from this chapter.

Section 16. Section 14.28.140 of the Lacey Municipal Code is hereby amended to read as follows:

14.28.140 Exempt activities.

The following activities shall be exempt from the review requirements of this chapter provided such activities are undertaken using best management practices in a manner that does not adversely impact the wetland or wetland buffer. A permit exemption shall be required to review best management practices applied to the activity. Activities that may be exempted include:

A. Conservation or preservation of soil, water, native vegetation, fish, shellfish and other wildlife in consultation with the State Department of Wildlife and when undertaken by a property owner on his or her property for his or her personal noncommercial purposes;

B. Nonpublic outdoor recreation activities such as fishing, bird watching, hiking, boating and swimming when undertaken by a property owner on his or her property for his or her personal noncommercial purposes;

C. The harvesting of wild crops in a manner that is not injurious to natural reproduction of such crops and provided the harvesting does not require tilling of soil, planting of crops, or alteration of the wetland by changing existing topography, water conditions or water sources;

D. Existing and ongoing agricultural activities including farming, horticulture, aquaculture, irrigation, ranching or grazing of animals. Activities on areas lying fallow as part of a conventional rotational cycle are part of an ongoing operation. Activities which bring an area into agricultural use are not part of an ongoing operation. An operation ceases to be ongoing when the area on which it was conducted has been converted to another use or has lain idle so long that modifications to the hydrological regime are necessary to resume operations;

E. Navigation aids and boundary markers;

F. Site investigative work necessary for land use application submittals such as surveys, soil logs, percolation tests and other related activities. In every case, wetland impacts shall be minimized and disturbed areas shall be immediately restored; and

G. Wetland educational activities and scientific research that will not adversely impact wetland functions;

H. Normal and routine maintenance or repair of existing utility structures or right-of-way;

I. Installation, replacement, alteration or construction and operation of all electric facilities, lines, equipment or appurtenances, not including substations, with an associated voltage of fifty-five thousand volts or less in improved city road right-of-way;

J. Installation, replacement, alteration or construction and operation of all natural gas, cable communications and telephone facilities, lines, pipes, mains, equipment or appurtenances in improved city road right-of-way.

Section 17. Section 14.31.010 of the Lacey Municipal Code is hereby repealed.

Section 18. Section 14.31.020 of the Lacey Municipal Code is hereby repealed.

Section 19. Section 14.31.030 of the Lacey Municipal Code is hereby repealed.

Section 20. Section 14.31.040 of the Lacey Municipal Code is hereby repealed.

Section 21. Section 14.31.050 of the Lacey Municipal Code is hereby repealed.

Section 22. Section 14.32.063 of the Lacey Municipal Code is hereby amended to read as follows:

14.32.063 Conformance to standards.

All land clearing shall conform to the following standards and provisions unless otherwise recommended in a forest management plan, prepared by the city's tree protection professional and approved by the city, where the alternate procedures will be equal or superior in achieving the policies of this code. In addition, the following minimum standards and provisions shall be the governing criteria for the issuance or denial of land clearing permits under this chapter:

A. **Tree tract.** Land clearing shall meet requirements for tree tracts as specified in LMC 14.32.064.

B. **Soil stability.** The clearing will not create or contribute to landslides, accelerated soil creep, settlement and subsidence or hazards associated with strong ground motion and soil liquefaction.

C. **Preservation.** The proposal shall contain reasonable provisions for the preservation of natural topography, water features, vegetation, drainage and other existing natural features on the site.

D. **Runoff.** The clearing will not create or contribute to flooding, erosion or increased turbidity, siltation or other forms of pollution in a watercourse.

E. **Sensitive areas.** No ground cover or trees which are within the designated buffer area of creeks, streams, lakes and other shoreline or wetland areas shall be removed, nor shall any mechanical equipment operate in such areas; provided, that conditions deemed by the director to constitute a public nuisance hazard may be removed; and provided, that a property owner shall not be prohibited from making landscaping improvements where such improvements are consistent with the aims of this chapter. The designated buffer area shall be in accordance with the city's wetland protection ordinance as hereafter amended. Buffer areas shall be consistent with best available science guidelines and recommendations from the Washington State Department of Ecology for classification, protection and designation of wetlands and wetland buffer areas.

F. **Aesthetic character.** The clearing will be undertaken in such a manner as to preserve and enhance the city's aesthetic character. Vegetative screens or buffer strips shall be maintained or be reestablished in a timely manner with approved plantings along public rights-of-way and adjoining property boundaries.

G. **Erosion control.** Clearing operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time, consistent with an anticipated build-out schedule.

H. **Conformance with laws.** Land clearing activities shall be performed in accordance with all applicable laws, rules and regulations pertaining to air and water pollution, the Washington Forest Practices Act, and the Shoreline Master Program.

I. **Protection of roots.** Except for the use of existing roads and constructed pathways, land clearing machinery shall be kept outside of the root protection zone of any trees designated for retention. Damaging of trees designated for retention by making cuts or fills, trenching, compacting of the soil, draining concrete rinsate, attaching wires or other devices to the trees, piling of materials, modification of drainage within the root protection zone, breaking of tree stems or branches, removal of desirable groundcovers from under tree, or otherwise damaging the roots or root zone of the tree shall be considered a violation of this chapter and shall require mitigation pursuant to the requirements of LMC 14.32.090(C). All requirements for protection of trees and vegetation detailed in plans prepared by the city's tree protection professional or in land clearing conditions required by staff such as fencing and other protection measures shall be satisfied.

J. **Clearing of individual lots with land division approvals prohibited.** Where a land division of property is concerned, only areas where streets and utilities are to be constructed can be cleared of trees and ground cover. No such rights-of-way clearing of trees or ground cover shall take place until preliminary short plat, preliminary plat or preliminary binding site plan approval has been granted and engineered plans for road construction have been approved by the city and said road areas have been surveyed and staked to enable city staff to confirm road locations. No tree removal or brushing shall take place on lots or in open space areas of a preliminary short plat or preliminary plat except through the provisions of LMC 14.32.069. Additionally, no tree removal or brushing shall take place on lots or in open space areas of a final land division except through the provisions of LMC 14.32.069, or on a lot by lot basis after individual building permit applications have been made and land clearing activities have been approved for said individual lots pursuant to the requirements of LMC 14.32.050, or 14.32.060.

K. **Intent.** Land clearing shall meet the intent and requirements of Lacey's Urban Forest Management Plan.

Section 23. Section 14.32.064 of the Lacey Municipal Code is hereby amended to read as follows:

14.32.064 Tree tract requirements.

Every commercial project over one acre in size, and every land division over two acres in size shall be required to designate a tree tract(s) to further the goals of the Urban Forest Management Plan for maintenance and no net loss of tree canopy in the city of Lacey.

A. **Tree tract basic standard.** The tree tract or tracts shall generally cover five percent or more of the site and shall represent the primary strategy for maintaining the tree canopy. All developing properties shall create a tree tract equal to five percent of the gross site area.

B. **Tree tract credit for required open space area.** Land divisions and most binding site plans require provision of open space as a requirement of the approval process. Up to one hundred percent of the requirement for a tree tract(s) may be satisfied in combination with the open space requirement provided the following conditions apply:

1. The open space area can function for necessary recreation activities, is located in the most strategic location of the site to provide centralized recreation functions or combined with adjacent open space identified for a public park;
2. The open space satisfies open space needs as identified in the City Comprehensive Plan for Outdoor Recreation;
3. The location is the best site for the tree tract(s) based upon urban forestry principles and intent of the Urban Forest Management Plan.
4. If the open space and tree tract location requirements are not compatible, the requirement for open space may be reduced to provide for the full tree tract requirement provided the following conditions apply:
 - a. There shall be adequate area set aside for tot lot and subdivision park activities to satisfy the expected needs of the subdivision residents, as determined by the city parks and recreation department director;
 - b. In no case shall the combined amount of land in the open space and tree tract(s) be less than the original open space requirement for the development.
5. Cash or like value of land area and improvements may be donated to the city in lieu of a tree tract. Any cash donated to the city shall be deposited in the city tree account. The city shall then utilize those funds for planting trees in other areas of the city. Acceptance of

such a donation will be at the discretion of the site plan review committee and consistent with city policies for the provisions of establishing tree tracts.

C. Ownership. Tree tracts shall be held in common ownership by the homeowner's or lot owner's association or a comparable entity. Tree tracts may be deeded to the city of Lacey if approved by the city.

D. Priority of tree types. Trees to be protected must be healthy, windfirm, and appropriate to the site at their mature size, as identified by a qualified professional forester. In designing a development project's tree tract, the applicant shall protect the following types of trees in designated tract(s) in the following order of priority, unless Endangered Species Act-listed species in accordance with LMC 14.33.117 are present:

1. Historical trees. Trees designated as historical trees under LMC 14.32.072.
2. Specimen trees. Unusual, rare, or high quality trees.
3. Critical area buffer. Trees located adjacent to critical area buffers.
4. Significant wildlife habitat. Trees located within or buffering significant wildlife habitat.
5. Other high quality. Individual trees or groves of trees.

Section 24. Section 14.32.068 of the Lacey Municipal Code is hereby amended to read as follows:

14.32.068 Solar access considerations.

While trees have long been used to complement solar planning and site design such as providing deciduous trees in strategic locations to cool areas in summer and providing solar access in winter, providing of adequate solar access may sometimes conflict with protection of existing trees, particularly evergreen trees conifers. When established city goals designed for different purposes conflict, balancing of different community and individual needs must be accomplished. In implementing the goals of this chapter, the review body shall give due consideration to valid solar access needs together with any specific solar access policies that may hereafter be adopted.

Section 25. Section 14.33.170 of the Lacey Municipal Code is hereby amended to read as follows:

14.33.170 Uses allowed in a designated buffer zone.

Non-exempt activities shall not be allowed in a buffer zone recommended in a habitat management plan except for the following:

- A. Activities having minimal adverse impacts on the designated priority habitat or priority species present as determined in the management plan. These may include low intensity, passive

recreational activities such as ~~previous-pervious~~ trails, vegetated LID facilities, nonpermanent wildlife watching blinds, short term scientific or educational activities, and sports fishing or hunting;

B. Denial of a use in a buffer zone would cause extraordinary hardship on the applicant.

Section 26. Section 14.34.084 of the Lacey Municipal Code is hereby amended to read as follows:

14.34.084 General requirements applicable to exemptions permitted in LMC 14.34.082. All exemptions to the siting prohibitions listed in LMC 14.34.082 shall meet the following requirements:

A. All applicable requirements of this chapter are satisfied.

B. It does not increase the risk of flood hazard or displace flood waters to adjacent sites.

C. The improvement has no impact to critical habitat or any impacts are fully mitigated as determined by the Washington State Department of Fish and Wildlife.

D. Any impact to the riparian habitat zone (RHZ) is fully mitigated and all critical area buffers and standards of Chapters 14.28 (Wetlands Protection), 14.32 (Tree and Vegetation Protection and Preservation) and 14.33 LMC (Habitat Conservation Areas Protection) are satisfied. This includes a two-hundred-foot buffer along Woodland Creek which exceeds the distance of Woodland Creek's channel migration zone (CMZ) by a distance greater than fifty feet.

E. Stormwater and drainage feature shall incorporate low-impact development LID techniques that mimic pre-development hydrological conditions, when technically feasible in accordance with the current City of Lacey Stormwater Design Manual.

F. Creation of new impervious surfaces shall not exceed ten percent of the surface area of the portion of the lot in the floodplain unless mitigation is provided.

G. Any loss of floodplain storage shall be avoided, rectified or compensated for. Any compensation off site must be in a priority floodplain restoration area identified in the associated ESU Recovery Plan for listed species.

H. Uses that are not permitted in the protected area because they can adversely affect water quality, habitat and other natural values and functions include:

1. Septic tanks and drainfields;
2. Dumping of any materials;
3. Hazardous or sanitary waste landfills;

4. Receiving areas for toxic or hazardous waste;
5. Other contaminants.

I. Uses shall comply with the city's tree and vegetation protection and preservation ordinance (Chapter 14.32 LMC) which prohibits the removal of vegetation within critical areas or associated buffers. Minimal unavoidable disturbances may be permitted if fully mitigated.

J. Development may not adversely impact water quality, water quantity, flood volume, flood velocities, spawning substrate, and/or floodplain refugia for listed salmonids. Any project with impacts to these elements of the environment that are not fully mitigated will be prohibited.

K. Where an area is under the jurisdiction of the Shoreline Master Program (SMP) all requirements for protection of the natural functions and values shall be satisfied. This includes prohibition on location of new development requiring armoring for protection against natural shoreline processes and flooding.

L. New road crossing over streams in the floodplain or buffers associated with wetlands within designated flood hazard areas is prohibited.

Section 27. Section 14.37.180 of the Lacey Municipal Code is hereby amended to read as follows:

14.37.180 Standards for geologically sensitive areas--Specific.

A. Undevelopable Geologically Sensitive Areas. Ravine sidewalls, bluffs and their buffers and hillsides with a slope greater than forty percent shall remain undeveloped except as otherwise provided in this chapter. The top, toe, and edges of ravine sidewalls, bluffs and the outside edge of their buffers and hillsides with forty percent slope or greater shall be determined and field marked by a qualified geotechnical engineer.

B. Landslide Hazard Areas. Hillsides containing or adjacent to landslide hazard areas shall be altered only when the site plan review committee concludes, based on required reports, the following:

1. There will be no increase in surface water discharge or sedimentation to adjacent properties; and
2. There will be no decrease in slope stability on adjacent properties; and
3. The alteration conforms to all other requirements of subsection E of this section; and
4. Either:
 - a. There is no hazard as proven by evidence of no landslide activity in the past in the vicinity of the proposed development and a quantitative analysis of slope stability indicates no significant risk to the development proposal and adjacent properties; or

- b. The landslide hazard area can be modified or the development proposal can be designed so that the landslide hazard is eliminated or mitigated so that the site is as safe as a site without a landslide hazard; or
- c. The alteration is so minor as not to pose a threat.

C. Ravine Sidewalls and Bluffs.

1. **Buffers.** A fifty-foot undisturbed buffer of native vegetation shall be established from the top, toe, and sides of all ravine sidewalls and bluffs.
2. **Buffer Reduction.** The buffer may be reduced when expert verification and environmental information demonstrate to the satisfaction of the site plan review committee or hearings examiner, whichever is applicable, that the proposed construction method will:
 - a. Not adversely impact the stability of ravine sidewalls and bluffs; and
 - b. Not increase erosion and mass movement potential of ravine sidewalls and bluffs; and
 - c. Use construction techniques which minimize disruption of the existing topography and vegetation; and
 - d. Include measures to overcome any geological, soils, and hydrological constraints of the site. The buffer may be reduced by no more than fifty percent.
3. **Additional Buffers.** The site plan review committee may require increased buffers if environmental studies indicate such increases are necessary to mitigate landslide, seismic and erosion hazards, or as otherwise necessary to protect the public health, safety and welfare.
4. **Building Setback Lines.** A building setback line of ten feet is required from the edge of any buffer of a ravine sidewall or bluff. Minor structural intrusions into the area of the building setback line may be allowed if it is determined that such intrusions will not negatively impact the geologically sensitive area.
5. All buffers shall be measured from the top, toe, and sides of all ravine sidewalls or bluffs.

D. Developable Geologically Sensitive Areas. Hillsides other than ravine sidewalls and bluffs and their buffers and hillsides greater than forty percent slope are developable pursuant to the provisions of this chapter. The applicant shall clearly and convincingly demonstrate to the satisfaction of the site plan review committee or hearings examiner, whichever is applicable, that the proposal incorporates measures protecting the public health, safety, and welfare.

E. **Hillsides of Fifteen Percent Slope and Greater--Disturbance Limitations.** Development on hillsides shall comply with the following requirements regarding disturbance limitations, development location, development design, construction techniques and landscaping.

1. **Amount of Disturbance Allowed.** The following chart sets forth the maximum slope disturbance allowed on a development site:

Slope	Amount of Slope Which Can be Disturbed	Factor
0-15%	100%	1.00
15/25%	60%	.60
25-40%	45%	.45
40%+	0%	.00

The overall amount of disturbance allowed on development sites which have any combination of the above slope categories shall be determined by the following formula:

(Square footage of site having 0-15% slopes) x 1.00 + (Square footage of site having 15-25% slopes) x .60 + (Square footage of site having 25-40% slopes) x .45 = Total Amount of Allowable Site Disturbance.

The intent of this section shall be to provide reasonable flexibility in site development while promoting the intent of working with existing topography as opposed to against it.

2. **Development Location.**

- a. Structures and improvements shall be clustered to retain as much open space as possible and the natural topographic character of the slope; and
- b. Structures and improvements shall conform to the natural contour of the slope, foundations must be tiered to generally conform to the existing topography of the site; and
- c. Structures and improvements shall be located to preserve the most sensitive portion of the site and its natural land forms and vegetation.

3. **Development Design.**

- a. The footprint of buildings and other disturbed areas shall be minimized. The least number of buildings is desirable in order to consolidate the development; and
- b. Use of common access drives and utility corridors is required where feasible; and

- c. Impervious lot coverage shall be minimized. With the exception of detached single family structures, under-structure parking and multi-level structures shall be incorporated where feasible; and
 - d. Roads, walkways and parking areas shall be designed to parallel the natural contours of the hillsides while maintaining consolidated areas of natural topography and vegetation. Access shall be located in the least sensitive area feasible; and
 - e. Use of retaining walls which allow the maintenance of existing natural slope areas is preferred over graded artificial slopes.
4. Construction Techniques.
- a. Use of foundation walls as retaining walls is preferable to rock or concrete walls built separately and away from the building. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation; and
 - b. Structures shall be tiered to conform to existing topography and to minimize topographic modification.
5. Excavation and Grading.
- a. All requirements of the Grading Chapter of the city's adopted Building Code shall be satisfied. Requirements under this chapter shall be consolidated with review requirements of the Grading Chapter of the Building Code to provide a coordinated review process.
6. Landscaping. The disturbed area of a development site not used for buildings and other improvements shall be landscaped according to a landscape design which will achieve a minimum forty percent coverage by the canopy of trees and shrubs within ten years to provide habitat desirable to native western Washington birds. The trees and shrubs shall be a mix of shade, flowering, and coniferous and broad-leaf evergreens that are either native to the Puget Sound region or are valuable to western Washington birds. The Department of Wildlife "Plants for Wildlife in Western Washington" shall be used as a general guide.
- a. Trees shall be the following size at time of planting and shall conform to the "American Standard for Nursery Stock":
 - (1) Single-stem shade and flowering trees shall be a minimum one and one-half inch to two inch caliper trunk as measured six inches above the ground.
 - (2) Multi-stem shade and flowering trees shall be a minimum height of eight feet as measured from the ground level to the average uppermost point of growth of the plant.

(3) Coniferous evergreen trees shall be a minimum height of six feet as measured from the ground to the midpoint between the uppermost whorl and the tip of the leader. For species of trees without whorls, minimum height shall be measured to the uppermost side growth. The ratio of height to spread shall not be less than five to three.

(4) Broad-leaf evergreen trees shall be a minimum height of four feet as measured from the ground level to where the main part of the plant ends, not to the tip of a thin shoot.

b. Shrubs shall be the following size at time of planting and shall conform to the "American Standard for Nursery Stock":

(1) Dwarf and semi-dwarf deciduous shrubs shall be a minimum height of two to two and one-half feet above grade, and either a number three container size for container grown plants, ten inch diameter root ball for balled and burlapped plants, or eleven inch root spread for bare root plants.

(2) Strong-growing deciduous shrubs shall be a minimum height of two to three feet above grade, and either a number three container size for container grown plants, ten inch diameter root ball for balled and burlapped plants, or eleven inch root spread for bare root plants.

(3) Coniferous and broad-leaf evergreen shrubs (Types 1, 2, and 3) shall be a minimum height of two to two and one-half feet spread or height, and either a minimum number three container size for container grown plants or twelve inch diameter root ball for balled and burlapped plants.

7. Erosion Control. A special drainage and erosion control plan shall be prepared outlining measures being taken to effectively control drainage and erosion. Landscaping activities and grading and excavation activities may be limited to specific times of the year based upon an analysis of soil types, proximity of wetlands, or other factors that may indicate an unacceptable risk of erosion hazards and related impacts ([refer to the current City of Lacey Stormwater Design Manual](#)).

F. Seismic Hazard Areas. The city of Lacey acknowledges it is in a seismic hazard zone and shall pursue more specific identification of those areas in the city at the greatest risk. Once said areas are identified, specific criteria designed to protect the public safety shall be developed.

Section 28. Section 15.02.020 of the Lacey Municipal Code is hereby amended to read as follows:

15.02.020 Definitions.

- A. “Access panhandle” means a strip of land having a width narrower than that of the lot, tract or parcel to be served thereby and designed for the purpose of providing access to lot, tract or parcel being less in width than the minimum lot width allowed under the applicable zoning.
- B. “Alley” means a passage or way, meeting specifications of the Development Guidelines and Public Works Standards as shown in figure 4-5.1 of that document.
- C. “Auditor” means the auditor of Thurston County, Washington.
- D. “Bioretention” means engineered facilities that store and treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the current City of Lacey Stormwater Design Manual for bioretention design standards.
- E. “Block” means a group of lots, tracts or parcels within well defined and fixed boundaries.
- ~~EF.~~ “Buildable lot” means a lot meeting all of the requirements of size, shape, frontage, sanitation, etc., contained in this title and other ordinances of the city, for any specific type of development.
- ~~FG.~~ “Building line” means a line on a plat indicating the limit beyond which any portion of a building, structure, septic tank, etc., may not be placed. This may be applied by the subdivider or required by the city when certain conditions exist which make special setbacks necessary.
- ~~GH.~~ “Building review professional” means a licensed professional with academic training and field experience that makes him or her a recognized expert in review of buildings for compliance with building codes. The building review professional shall have specific experience with review of buildings for code compliance within the state of Washington.
- ~~HI.~~ “Building site” means a parcel of land occupied or intended to be occupied by one main building and its accessory buildings, together with all of the required yards and open space and setbacks.
- ~~IJ.~~ “City” means the city of Lacey, Washington.
- ~~JK.~~ City Officials. The word “council” means the Lacey City Council. The word “planner” or “director” means the Lacey community development department. The word “city engineer” means the engineer or director of public works of the city. “Health officer” means health officer of the Thurston County health department.
- ~~KL.~~ “Comprehensive Land Use Plan” means a plan with a number of elements adopted by the city council under the state Growth Management Act (GMA) as a guide to the growth and improvement of the city, including modifications or refinements which may be made from time to time.

LM. “Concurrency” shall mean concurrent with development as defined in RCW 36.70A.070(6).

MN. “Condominium Conversion” is a proposed conversion of an existing development or project with land use approvals but not yet constructed to a condominium form of ownership.

NO. “Condominium Development” is a new development project proposing or declaring a condominium form of ownership with its initial land use permit(s) or land-use application(s).

OP. “County” means the county of Thurston, state of Washington.

PQ. “Cul-de-sac” A local street open at one end only which should have a special turning area at the closed end. This turning area should be circular and have a radius appropriate to the types of vehicles expected.

QR. “Declaration of short subdivision” is a statement on the face of the short plat signed by all persons having any real interest in the land being subdivided and acknowledged before a notary that they signed the same as their free act and deed. The declaration shall as a minimum contain the elements of:

1. A legal description of the tract being divided;
2. A survey map;
3. Any restrictive covenants;
4. A statement by the signatory that he is in fact the owner of the property being subdivided;
5. An agreement by the signatory to indemnify the city for all costs or damages including attorney’s fees incurred by or charged against the city as a result of the signatory not being the owner of the property being subdivided; and
6. A statement by the owner that the short subdivision is made with his free consent.

RS. “Dedication” means the deliberate appropriation of land by an owner for any general and public uses, reserving to the owner no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the approval of such plat for filing by the appropriate governmental unit.

ST. “Easement” means a right granted by a property owner to specifically named parties or to the general public for the use of certain areas or strips of land for particular purposes. Where appropriate to the context, “easement” may also refer to the land covered by the grant. This may include pedestrian paths, bicycle paths, utility easements, drainage, open space, etc.

~~FU~~. “Final approval” means the final official action taken by the city on the proposed division of land or dedication or portion thereof as previously received preliminary approval.

~~UV~~. “Flooding” means the inundation of an area of land that is not usually under water.

~~VW~~. “Lacey Coordinate System” means the ground scale coordinate system derived from the Washington Coordinate System NAD 83/91 south zone. Coordinate values for control points of the Lacey Coordinate System are available from the city of Lacey Public Works Department Engineering Division.

~~WX~~. “Land division” is a general term that refers to the division of land by means described in this chapter, including land divided through a plat, short plat or binding site plan.

~~XY~~. “Lot” means a fractional part of divided land having fixed boundaries, being of sufficient area and dimensions to meet minimum zoning requirements for width and area. The term shall include tracts or parcels. The term shall not include land divided for purposes of financing or taxation.

Z. “Low Impact Development (LID) facility” means distributed stormwater management practices, integrated into a project design that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation, and transpiration. LID facilities include, but are not limited to: bioretention, rain gardens, permeable paving, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.

AA “Low Impact Development (LID) principles” means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.

~~YBB~~. “Multiunit structure” means two or more units under the same ownership where the land has not been divided, i.e., duplex, triplex, quadraplex, apartment units, or in the case of commercial or industrial development a building with units designed to be rented or leased to two or more tenants.

CC. “Native Vegetation” means vegetation including trees, comprised of plant species that are either indigenous or naturalized to the Puget Sound region. Native vegetation does not include noxious weeds.

ZDD. “Owner” means the owner of record, as determined by the records of the auditor, provided that the owner under a real estate contract is the purchaser-vendee and the owner of mortgaged property is the mortgagor.

EE. “Permeable paving” means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a

stormwater reservoir. Refer to the current City of Lacey Stormwater Design Manual for permeable paving design standards.

AAFF. “Person” means every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other group or combination acting as a unit.

BBGG. “Plat” means a map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions or dedications.

CCHH. “Plat, final” or “final short plat” means the final drawing of the subdivision or short subdivision and the dedication prepared for filing for record with the auditor and containing all elements and requirements set forth in Chapter 58.17 RCW and in this title adopted pursuant thereto.

DDII. “Plat, Preliminary” means a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks and other elements of a subdivision consistent with the requirements of this title.

EEJJ. “Plat, Preliminary short” means a neat and approximate drawing of a proposed short subdivision showing the general layout of streets and alleys, lots, blocks and other elements of a short subdivision consistent with the requirements of this title.

FFKK. “Plat, short” means the map or representation of a short subdivision containing all of the pertinent information as required by this title.

GGLL. “Preliminary approval” means the official action approving a proposed division of land when provision of improvements or fulfillment of conditions are to occur prior to final approval.

MM. “Rain garden” means a non-engineered shallow, landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.

HHNN. “Reserve strip” means a parcel of ground located usually at the edge of a subdivision or short subdivision for the purpose of restricting access from the end or side of a street.

HOO. “Right-of-way” means the area between boundary lines of a dedicated street, alley or easement dedicated to or owned by the city for public use.

JPPP. “Roadway” means that portion of the street, including shoulders and bike lanes, for vehicular use.

KKQQ. “Street” A street is a public way for purposes of travel and includes the entire area within the right of way. A street serves public transit, vehicular, pedestrian and bicycle traffic plus the accommodation of all utility facilities within the right-of-way.

~~LLRR~~. “Subdivider” means a person who undertakes the subdividing of a parcel of land, also referred to as the applicant.

~~MMSS~~. Subdivision, short” means every division or resubdivision of contiguous land into nine or less lots, tracts, parcels, sites, or subdivisions for the purpose of transfer of ownership, sale, or lease.

~~NNTT~~. “Subdivision” or “Subdivision, long” means the division or resubdivision of land into ten or more lots, tracts, parcels, sites or divisions, whether immediate or future, for the purpose of sale, lease or transfer of ownership.

~~OOUU~~. “Treasurer” means the treasurer of Thurston County, Washington.

~~PPVV~~. “Vacation” A process pursuant to the requirements of RCW 58.17.212 of voiding a plat, short plat, binding site plan, or portion thereof, or any area designated or dedicated for public use.

~~WW~~. “Vegetated LID facility” means bioretention, rain gardens, dispersion, and vegetated roofs.

~~XX~~. “Vegetated roofs” (also known as ecoroofs and green roofs) mean thin layers of engineered soil and vegetation constructed on top of conventional flat or sloped roofs. Refer to the City of Lacey Stormwater Design Manual for vegetated roof design standards.

Section 29. Section 15.12.085 of the Lacey Municipal Code is hereby amended to read as follows:

15.12.085 Community design.

A. Development of neighborhoods. Each new residential project shall be designed to be integrated with the surrounding neighborhood to ensure that it maintains the established character. Subdivisions in city expansion areas should be designed so that individual, separately developed projects work together to create distinct neighborhoods, instead of disjointed or isolated enclaves.

B. Integration with existing/planned open space. New subdivisions adjacent to planned or existing parks or other public open spaces (e.g., creeks, riparian areas), or the landscaped grounds of schools or other public facilities should maximize visibility and pedestrian access to these areas through street configuration, pathways, and development orientation.

C. Integration with natural amenities. Natural amenities (views, mature trees, creeks, rock outcrops, and other similar features) should be preserved and integrated with the development as an amenity to the maximum extent feasible. Clustering of lots/units and adjusting roadway configuration to integrate these features is encouraged as a means of achieving these goals. Public access and visibility to these natural amenities is encouraged. For example, trails along the perimeter of wetland buffers are an attractive option.

D. Edges and Fences.

1. "Gated communities," and other residential developments designed to appear as continuous walled-off areas, disconnected and isolated from the rest of the community, shall not be permitted. Design shall consider neighborhood focus points and opportunities to promote participation and integration into the surrounding neighborhood and the Lacey community. While walls and fences may be useful for security, sound attenuation and privacy, these objectives can often be met by creative design that controls the height and length of walls, develops breaks and variations in relief, and uses landscaping, along with natural topographical changes, for screening.

2. Encourage residential developments to face arterials (except for principal arterials) instead of backing up to them and walling off the street. Such lots along arterials could be designed with alleys to provide for garage access.

3. For fences along side yards at the end of a block, a three-foot planting strip with native and drought tolerant shrubs and groundcover is required to help screen the fence and add visual interest. Where more than one house backs up to a public right-of-way, planting strips at least ten feet wide with a combination of trees, and native and drought tolerant shrubs, and groundcover sufficient to screen the fence are required. Vegetated LID facilities can also be used to meet screening requirements. The required landscaped areas and fence location shall be noted on the plat.

E. Architectural diversity. Subdivisions shall be designed to accommodate a variety of architectural treatments pursuant to LMC 14.23.072.

Section 30. Section 15.12.090 of the Lacey Municipal Code is hereby amended to read as follows:

15.12.090 Pedestrian features.

A. Adequate provisions for pathways, sidewalks and other pedestrian features connecting various parts of the land division shall be an emphasis of design. Goals and policies of the Comprehensive Land Use Plan for key pedestrian intersections and improvements and applicable criteria of the Design Review Chapter 14.23 LMC shall be used when designing pedestrian movement and circulation.

B. For residential land divisions, consideration shall be given to key focus areas in every neighborhood, particularly considering local grade schools, and how each land division relates to these areas and provides connectivity to key sites within each neighborhood. Particular emphasis shall be given to provision of sidewalks and other planning features that assure safe walking conditions for students who walk to and from school pursuant to RCW 58.17.060(2).

C. For commercial land divisions, emphasis shall be connectivity with adjacent neighborhoods, commercial uses on site and providing a comfortable, safe and convenient pedestrian movement throughout the land division.

D. The overall design of the land division shall emphasize the pedestrian and shall provide for pedestrian circulation within the public right of way. However, pedestrian corridors and walks shall be provided outside the public right of way where necessary to provide access and connectivity to key areas within or adjacent to the land division or neighborhood. ~~Generally, †The private right of way for such areas should be a minimum of ten feet wide and the paved surface~~ pedestrian corridor shall be wide enough to accommodate the anticipated use. Paved areas shall be minimized and permeable paving used where feasible. These areas shall be located where it is most convenient for pedestrians to provide circulation or access to schools, playgrounds, shopping centers, bus stops and other community facilities. Such areas shall be designed as common property and maintained by the home owners/lot owners association or dedicated to a public entity.

E. Residential or commercial land divisions shall meet the pedestrian design requirements for the zone in which it is located pursuant to requirements of Chapter 14.23 LMC.

Section 31. Section 15.22.010 of the Lacey Municipal Code is hereby amended to read as follows:

15.22.010 Definitions.

The following words and phrases, when used in this chapter, have the meaning as set out in this section:

A. “Community facility” or “community facilities” means stormwater control facilities or open space, park and recreation facilities, wetlands and wetland buffers, or any combination thereof;

B. “Open space, park and recreation facilities” means any public facility, improvement, development, property or right or interest therein for public park, recreational, greenbelt, wetlands and wetland buffers, arboretum, athletic, historic, scenic viewpoint, aesthetic, ornamental or natural resource preservation purposes and shall include the surface land over interim common sewerage facilities;

C. “Planned unit development” includes planned residential developments in accordance with Chapter 16.56 LMC and similar developments of a nonresidential nature;

D. “Stormwater control facilities” means ~~any facility, improvement, development, property or interest therein, made, constructed or acquired for the purpose of controlling or protecting life or property from any storm, waste, flood or surplus waters wherever located~~ a constructed component of a stormwater drainage system designed or constructed to perform a particular function, or multiple functions. Stormwater control facilities include, but are not limited to, pipes, swales, ditches, culverts, street gutters, detention ponds, retention ponds, constructed wetlands, infiltration devices, catch basins, oil/water separators, bioretention, permeable pavement, and biofiltration swales.

Section 32. Section 15.22.020 of the Lacey Municipal Code is hereby amended to read as follows:

15.22.020 Purpose.

A. The city council finds that stormwater control facilities within subdivisions of the city must be adequately maintained and in some circumstances improved in order to protect property and persons within the subdivisions and also to protect property and persons outside of the subdivision from the effect of storm, flood or surplus storm and surface waters. The city currently requires the construction of adequate stormwater control facilities in accordance with the ~~standards of the city but existing means of enforcing maintenance and adequate operation of said facilities by current City of Lacey Stormwater Design Manual.~~ Private property owners or homeowners' associations within subdivisions may not be sufficient to accomplish this purpose are required to perform ongoing maintenance of private stormwater control facilities or hire a contractor to perform required maintenance.

B. The city council also finds that open space, park and recreation facilities within subdivisions of the city must be adequately maintained and operated in a manner which will be a benefit of residents within their subdivisions as well as all residents of the city to promote public health and safety. The city currently requires open space, park and recreation facilities to be set aside and constructed as part of subdivision approval by the city and such requirements are necessary in order to provide for the recreational development and leisure time activities of members of the community and to provide for the preservation of natural resources and aesthetic attributes of subdivisions, but existing means of maintenance of said facilities by private homeowners and homeowners' associations may not be sufficient to accomplish this purpose.

C. There is a need to have a process and mechanism for providing maintenance for community facilities in case of a home owners association's inability or failure to properly maintain common facilities.

D. During the platting process and when setting up home owner associations every effort shall be made to provide home owner associations with the necessary authority, financial capability, and resources to promote each associations independence and success in proper maintenance of community facilities.

E. Provisions of the community facilities district should only be utilized when a home owners association has failed its maintenance responsibilities and there is an inability on the part of the association to accomplish proper maintenance of community improvements.

F. Activation of a community facilities district shall be at the discretion of the city, and if activated the city shall collect fees necessary to pay for all costs of the district's maintenance responsibilities.

Section 33. Section 16.03.050 of the Lacey Municipal Code is hereby amended to read as follows:

16.03.050 Permitted intrusions into required yards.

A. Cornices, eaves and other similar architectural features may project from the foundation wall into any minimum yard setback requirement a maximum distance of two and one-half feet.

B. Open, unwallled and uncovered steps, ramps, not more than four feet in height may extend into the required front or rear yard setback requirement not more than five feet.

C. Decks and patio covers may be permitted to encroach into all residential district rear yard setbacks, provided a minimum setback of five feet is retained, and provided such deck be not more than sixteen inches above existing natural grade measured at deck floor from the highest point, and provided that such patio cover is not enclosed in any manner. A building permit is required.

D. LID facilities are allowed within front, side, and rear yard setbacks.

DE. Awnings and marquees may be allowed within required front yards and over sidewalks or public right-of-way in commercial and industrial zones if all the following requirements are satisfied:

1. The director of the department of community development and the director of the department of public works or their designees determine that placement of the awning or marquee within the setback areas or over the public sidewalk does not impede vehicular or pedestrian traffic flow or create any other type of hazard to the public.
2. The awning or marquee is specifically designed to benefit pedestrians by the providing of shelter and creating a friendlier pedestrian environment.
3. That development of an awning or marquee within the setback area or over public sidewalk is consistent with goals of the comprehensive development plan, the standards of the specific zone in which it is proposed to be located and consistent with the character of the surrounding neighborhood.
4. The city's Building Codes and Fire Codes are satisfied for the structure and location.

Section 34: There is hereby added to the Lacey Municipal Code a new section, 16.06.145, to read as follows:

16.06.145 Bioretention

"Bioretention" means engineered facilities that store and treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the current City of Lacey Stormwater Design Manual for bioretention design standards.

Section 35: That Section 16.06.352 of the Lacey Municipal Code is hereby repealed.

Section 36: There is hereby added to the Lacey Municipal Code a new section, 16.06.492, to read as follows:

16.06.492 Low Impact Development (LID) facility.

“Low Impact Development (LID) facility” means distributed stormwater management practices, integrated into a project design that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID facilities include, but are not limited to: bioretention, rain gardens, permeable paving, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.

Section 37: There is hereby added to the Lacey Municipal Code a new section, 16.06.493, to read as follows:

16.06.493 Low Impact Development (LID) principles.

“Low Impact Development (LID) Principles” means land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.

Section 38: There is hereby added to the Lacey Municipal Code a new section, 16.06.538, to read as follows:

16.06.538 Native Vegetation.

“Native vegetation” means vegetation including trees, comprised of plant species that are either indigenous or naturalized to the Puget Sound region. Native vegetation does not include noxious weeds.

Section 39: There is hereby added to the Lacey Municipal Code a new section, 16.06.627, to read as follows:

16.06.627 Permeable paving.

“Permeable paving” means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir. Refer to the current City of Lacey Stormwater Design Manual for permeable paving design standards.

Section 40: There is hereby added to the Lacey Municipal Code a new section, 16.06.670A, to read as follows:

16.06.670A Rain garden.

“Rain garden” means a non-engineered shallow, landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.

Section 41: There is hereby added to the Lacey Municipal Code a new section, 16.06.764, to read as follows:

16.06.764 Vegetated LID facility.

“Vegetated LID facility” means bioretention, rain gardens, dispersion, and vegetated roofs, where applicable.

Section 42: There is hereby added to the Lacey Municipal Code a new section, 16.06.765, to read as follows:

16.06.765 Vegetated roofs.

“Vegetated roofs” (also known as ecoroofs and green roofs) mean thin layers of engineered soil and vegetation constructed on top of conventional flat or sloped roofs. Refer to the current City of Lacey Stormwater Design Manual for vegetated roof design standards.

Section 43. Section 16.10.070 of the Lacey Municipal Code is hereby amended to read as follows:

16.10.070 Landscaping.

~~All requirements of Chapter 16.80 LMC shall be satisfied. Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community.~~

~~Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement pursuant to Chapter 14.32 LMC of the city’s Tree and Vegetation Protection Ordinance. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil.~~

Section 44. Section 16.10.080 of the Lacey Municipal Code is hereby amended to read as follows:

16.10.080 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site, or disposed of in a system designed for runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city Stormwater~~

management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. Stormwater generated on site shall not cause pollution to any surface or ground waters, or violate local, state, or federal standards governing the quality of such waters. Particular care in design and maintenance shall be given to proper treatment of water prior to absorption into ground water to prevent any contamination of McAllister Springs Geologically Sensitive Area groundwater resources.

Section 45. Section 16.12.070 of the Lacey Municipal Code is hereby amended to read as follows:

16.12.070 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied. ~~Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials.~~

Section 46. Section 16.12.080 of the Lacey Municipal Code is hereby amended to read as follows:

16.12.080 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply Chapter 15.22 LMC pertaining to community facilities.

Section 47. Section 16.13.070 of the Lacey Municipal Code is hereby amended to read as follows:

16.13.070 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied. ~~Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community.~~

~~Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil, and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials.~~

Section 48. Section 16.13.080 of the Lacey Municipal Code is hereby amended to read as follows:

16.13.080 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site, or disposed of in a system designed for runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. Stormwater generated on site shall not cause pollution to any surface or ground waters, or to violate local, state, or federal standards governing the quality of such waters.

Section 49. Section 16.14.070 of the Lacey Municipal Code is hereby amended to read as follows:

16.14.070 Landscaping.

~~All requirements of Chapter 16.80 LMC shall be satisfied. Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs, and suitable ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials.~~

Section 50. Section 16.14.080 of the Lacey Municipal Code is hereby amended to read as follows:

16.14.080 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city~~ Stormwater

management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~this the City's~~ review and approval and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Section 51. Section 16.15.070 of the Lacey Municipal Code is hereby amended to read as follows:

16.15.070 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied. ~~Landscaping is required for the purpose of minimizing surface water runoff and diversion, prevent soil erosion, and promote the aesthetic character of the community.~~

~~Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rainwater infiltration of the soil and may include sod, shrubs, trees, and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials. (1980).~~

Section 52. Section 16.15.080 of the Lacey Municipal Code is hereby amended to read as follows:

16.15.080 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its the City's~~ review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Section 53. Section 16.18.070 of the Lacey Municipal Code is hereby amended to read as follows:

16.18.070 Landscaping.

All requirements of Chapter 16.80 LMC shall be satisfied. ~~Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community.~~

~~Natural vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or ground cover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, shrubs, trees,~~

~~and/or other natural planting materials. Bark may be used as a mulch for natural planting materials, but not in place of natural planting materials.~~

Section 54. Section 16.18.080 of the Lacey Municipal Code is hereby amended to read as follows:

16.18.080 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Section 55. Section 16.22.050 of the Lacey Municipal Code is hereby amended to read as follows:

16.22.050 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 LMC.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

B. Storage. Outside storage of any kind is prohibited.

C. Refuse.

1. Refuse container screening shall be required and be native and drought tolerant landscaping or a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, ~~and~~ Screening shall in no case be less than six feet high;

2. No refuse container shall be permitted between a street and the front of a building;

3. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

Section 56. Section 16.22.060 of the Lacey Municipal Code is hereby amended to read as follows:

16.22.060 Site area.

A. Lots may contain more than one use and will be a shape, size and design appropriate to the zone and intended uses as determined by the city.

B. No minimum setback. The maximum setback shall be fifteen feet from the fronting right-of-way unless the site plan review committee determines it is appropriate for the specific use to have a greater setback finding that other techniques can be used to promote pedestrian emphasis and that the use with application of other techniques will be compatible and complementary to surrounding uses and intent of the zone.

C. Sideyard setback minimum of ten feet, unless waived by the Site Plan Review Committee pursuant to the policies of Chapter 16.22 LMC.

D. Rear yard setback fifteen feet.

E. Maximum building coverage: thirty-five percent, however, this may be increased up to a maximum of eighty-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23 LMC.

1. Projects containing mixed uses: five percent bonus.

2. Projects with three story building: five percent bonus.

3. Projects providing a pedestrian oriented plaza or area of at least one hundred fifty square feet along a pedestrian walkway at an intersection corner, bus stop or other key pedestrian area approved by the city. Such areas shall contain seating for at least four people, a trash receptacle and three or more of the following: a pedestrian shelter, a drinking fountain, a bike rack, pedestrian scale lights, pavers on the walkway surfaces, a kiosk, a street vendor station providing food or beverages, trees, an appropriately sized statue or sculpture, or a public restroom.

Interior courtyards with these amenities qualify if they would be readily apparent and accessible to pedestrians on adjoining sidewalks: twenty percent bonus.

4. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: ten percent bonus.

5. Projects providing at least fifty percent of their required parking underground or within the building: forty-five percent bonus.

Note: These bonuses are to be added to the base allowable building coverage.

F. Maximum development coverage: Maximum coverage by impervious surfaces sixty percent, unless increased up to a maximum of ninety-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23 LMC.

1. Projects providing a pedestrian oriented area consistent with building coverage bonuses: thirty percent bonus;
2. Projects containing mixed uses: five percent bonus;
3. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: fifteen percent bonus.
4. Projects providing a vegetated roof: bonus equal to fifty percent of the square footage of the vegetated roof.

Note: These bonuses are to be added to the base allowable impervious surface coverage. The provisions of the Drainage Design and Erosion Control Manual, landscaping requirements and design review requirements may further limit impervious surfaces.

G. Building height: not more than forty-five feet within one hundred feet of a prior existing single family detached subdivision.

Section 57. Section 16.22.080 of the Lacey Municipal Code is hereby amended to read as follows:

16.22.080 Landscaping.

~~The landscaping~~All requirements of Chapter 16.80 LMC ~~and the Development Guidelines and Public Works Standards~~ shall be satisfied.

Section 58. Section 16.22.090 of the Lacey Municipal Code is hereby amended to read as follows:

16.22.090 Stormwater runoff.

~~All site or stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city.~~
Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual, -and shall be subject to its the City's review and approval and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Section 59. Section 16.23.050 of the Lacey Municipal Code is hereby amended to read as follows:

16.23.050 Environmental performance standards.

A. It shall be the responsibility of the of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to

demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 LMC.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

B. Storage. Outside storage of any kind is prohibited with the exception of nurseries.

C. Refuse.

1. Refuse container screening shall be required and be native and drought tolerant landscaping or ~~of a~~ material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high;

Section 60. Section 16.23.060 of the Lacey Municipal Code is hereby amended to read as follows:

16.23.060 Site Area.

A. Lots may contain more than one use and will be a shape, size and design appropriate to the zone and intended uses as determined by the city.

B. No minimum setback. The maximum setback shall be fifteen feet from the fronting right-of-way unless the site plan review committee determines it is appropriate for the specific use to have a greater setback finding that other techniques can be used to promote pedestrian emphasis and that the use with application of other techniques will be compatible and complementary to surrounding uses and intent of the zone.

C. Sideyard setback, minimum of ten feet, unless waived by the Site Plan Review Committee pursuant to the policies of this chapter.

D. Rear yard setback, fifteen feet.

E. Maximum building coverage: thirty-five percent, however, this may be increased up to a maximum of eighty-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23 LMC.

1. Projects containing mixed uses: five percent bonus.
2. Projects with three or four story building: five percent bonus.
3. Projects providing a pedestrian oriented plaza or area of at least one hundred fifty square feet along a pedestrian walkway at an intersection corner, bus stop or other key pedestrian area approved by the city. Such areas shall contain seating for at least four people, a trash receptacle and three or more of the following: a pedestrian shelter, a drinking fountain, a bike rack, pedestrian scale lights, pavers on the walkway surfaces, a kiosk, a street vendor station providing food or beverages, trees, an appropriately sized statue or sculpture, or a public restroom.

Interior courtyards with these amenities qualify if they would be readily apparent and accessible to pedestrians on adjoining sidewalks: twenty percent bonus.

4. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: ten percent bonus.
5. Projects providing at least fifty percent of their required parking underground or within the building: forty-five percent bonus.

Note: These bonuses are to be added to the base allowable building coverage. The provisions of the Drainage Design and Erosion Control Manual, open space, landscaping and design review requirements may further limit building coverages.

F. Maximum development coverage: Maximum coverage by impervious surfaces sixty percent, unless increased up to a maximum of ninety-five percent if the following bonuses are used or the project is on a lot in a subdivision or binding site plan that has met all the requirements of Chapter 14.23 LMC.

1. Projects providing a pedestrian oriented area consistent with building coverage bonuses: thirty percent bonus.
2. Projects containing mixed uses: five percent bonus.
3. Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: fifteen percent bonus.
4. Projects providing a vegetated roof: bonus equal to fifty percent of the square footage of the vegetated roof.

Note: These bonuses are to be added to the base allowable impervious surface coverage. The provisions of the Drainage Design and Erosion Control Manual, open space, landscaping and design review requirements may further limit impervious surfaces.

G. Building height: not more than forty-five feet within one hundred feet of a prior existing single family detached subdivision.

Section 61. Section 16.23.080 of the Lacey Municipal Code is hereby amended to read as follows:

16.23.080 Landscaping.

~~The landscaping~~All requirements of Chapter 16.80 LMC ~~and the Development Guidelines and Public Works Standards~~ shall be satisfied.

Section 62. Section 16.23.090 of the Lacey Municipal Code is hereby amended to read as follows:

16.23.090 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual- and shall be subject to its-the City's review and approval and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.~~

Section 63. Section 16.24.040 of the Lacey Municipal Code is hereby amended to read as follows:

16.24.040 General standards required for all development.

A. Conflicts. Development within the Woodland District must comply with the standards prescribed in this chapter, Woodland District. These development standards are intended to implement policies in the adopted Woodland District Strategic Plan. In the event of a conflict between any provision of this chapter, Woodland District, and any other ordinances of the city of Lacey the provisions of this chapter shall prevail with the exception of ordinances whose standards are more restrictive.

B. Master Plan Requirements.

1. Connectivity Master Plan. Connectivity master plans are required for all development within the Woodland District, except lots or parcels exempt from connection spacing standards because of maximum block length requirements; refer to LMC 16.24.050, Streets, through connections and connection spacing.

Development proposals shall show conceptually how the development standards in LMC 16.24.050, Streets, through connections and connection spacing, shall be met in relationship to adjacent property and existing streets, through connections and other paths or trails.

Connectivity master plans shall refer to LMC 16.24.010, regulating plan, subdistricts and streets, and provide review material according to LMC 16.24.120(A), (B) and (C), Submittal requirements.

In addition, the connectivity master plan should generally indicate how open space, parking, driveways, walkways, etc., will relate or connect to adjacent parcels.

Connectivity master plans shall provide review material according to LMC 16.24.120, Submittal requirements. A summary of connectivity master plan eligibility is provided in Table 16.24.040-1.

Future streets and through connections shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section B.

2. Detailed Master Plan. Detailed master plans are required for all development in the Master Plan Area where proposed improvements represent fifteen percent or more of the value of the assessed market improvement value of the existing structure with the permit

value of the proposed improvement greater than \$20,000.00. For the purposes of determining code compliance, the value of proposed improvements will be based on the value of the building permit for those improvements.

Development proposals shall show conceptually how the development meets the development standards in the following sections:

- a. LMC 16.24.050, Streets, through connections and connection spacing;
- b. LMC 16.24.060, Building, form, siting and site design;
- c. LMC 16.24.070, Building and landscape frontage.

Detailed master plans shall refer to LMC 16.24.010-1, Regulating Plan, Subdistricts; LMC 16.24.050-1, Regulating Plan, Street Types; and LMC 16.24.060-1, Regulating Plan, Building Heights.

Detailed master plans shall provide review material according to LMC 16.24.120, Submittal requirements. A summary of detailed master plan eligibility is provided in Table 16.24.040-1.

Existing built streets shall be improved according to Table 16.24.040-2, Improvement Responsibilities, Section A.

Future streets and through connections shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section B.

Master planned streets shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section C.

TABLE 16.24.040-1, MASTER PLAN ELIGIBILITY SUMMARY

Eligibility	Connectivity Master Plan	Detailed Master Plan
Lot or parcel is exempt from connectivity standards in LMC 16.24.050, Streets, through connections and connection spacing, due to minimum through block connection spacing.	Exempt	Exempt
Lot or parcel is (1) subject to the connectivity standards in LMC 16.24.050, Streets, through connections, and (2) outside the Master Plan Area, as shown on Figure 16.24.010-1, Regulating Plan, Subdistricts.	Must meet connectivity master plan requirements	Exempt
Lot or parcel is (1) inside the Master Plan Area, as shown on Figure 16.24.010-1, Regulating	Must meet connectivity master plan requirements	Exempt

<p>Plan, Subdistricts, and (2) proposed improvements are less than 15% of the value of the underlying development as defined above or the permit value of the proposed improvement is less than \$20,000.</p>		
<p>Lot or parcel is (1) inside the Master Plan Area, as shown on Figure 16.24.010-1, Regulating Plan, Subdistricts, and (2) proposed improvements represent 15% or more of the value of the underlying development as defined above with the permit value of the proposed improvement greater than \$20,000.</p>	<p>Must meet detailed master plan requirements</p>	

C. Adjustments. There are three types of adjustments that may be granted by the director, as described below.

1. **Proportional Compliance Adjustments.** Proportional compliance adjustments apply to lots or parcels fronting on Pacific Avenue and lots or parcels within the Woodland Square Subdistrict and Pacific Subdistrict, as illustrated in Figure 16.24.010-1, Regulating Plan, Subdistricts, and Figure 16.24.050-1, Regulating Plan, Street Types.

Proportional compliance adjustments may be granted by the director to existing development where the value of proposed improvements falls below one of two thresholds. For the purposes of determining compliance, the value of proposed improvements shall be cumulative over the most recent five years, including calculations of all previously exempt remodels, but shall not include life/safety improvements or normal maintenance not requiring a building permit.

a. When the value of the proposed improvements is less than fifteen percent of the value of the assessed market improvement value of the existing structure, or when the permit value of the proposed improvement is less than \$20,000.00, the applicant may secure a building permit for the proposed improvements without meeting any of the development standards in the LMC.

b. When the value of the proposed improvements is fifteen percent or greater, but less than seventy-five percent of the value of the existing development, the applicant must meet the development standards of the applicable building or landscape frontage type only. The applicable frontage type standards shall apply to the primary or secondary street-facing side of the block, site or infill block as set out in Table 16.24.050-2, Overview of Streets and Through Connection Types. The designated primary or secondary street-facing edge of the site (or block, or infill

block) shall be designed and constructed according to LMC 16.14.070, Building and landscape frontage.

c. When the value of the proposed improvements is seventy-five percent or greater of the assessed market improvement value of the existing structure, or when the permit value of the proposed improvement is \$5,000,000.00 or greater, the applicant must meet the development standards of the LMC for the new improvements and the existing building. This \$5,000,000.00 limitation shall be increased on an annual basis in an amount equal to the increase in the Engineering News Record Construction Cost Index from the previous year. Landscaping: the entire site shall meet the applicable development standards. Parking lot reconfiguration and expansion: the entire parking lot shall meet the applicable development standards. External facade modification: the full extent of all the facades shall meet the applicable development standards.

d. Expansion of building footprint: the new square footage associated with the building expansion is required to meet the applicable development standards.

2. **Development Standards Flexibility Adjustment.** Development standards flexibility adjustments may be granted to any development within the Woodland District, if the director finds that the adjusted development standard will perform as well as the development standard. Eligible development standards and the permitted degree of adjustment is noted in each development standards table.

3. **Site Plan Review Committee (SPRC) Adjustment.** Any development standards, which are not included in the development standards flexibility adjustment above, or which exceed the permitted degree of flexibility noted in the development standards tables, are eligible for review and approval through the site plan review committee (SPRC), according to LMC 16.24.090, Form-based code review.

D. **New and Existing Streets and Through Connections.** Development standards of this chapter are intended to establish a complete network of new and existing streets and through connections, which may take the form of local streets, multi-use paths or woonerfs. The location of new and existing streets and through connections and their required intersections are mapped in Figure 16.24.050-1, Regulating Plan, Street Types. Connection types permitted and maximum spacing of new and existing streets and through connections are established in Table 16.24.050-1, Connections and Connection Spacing. The required improvements for each street and through connection, including the sidewalk zones, are specified in Figures 16.24.050-2 through 16.24.050-9. When the property owner or developer is responsible for dedication of land and/or specific constructed improvements it is noted in Figures 16.24.050-2 through 16.24.050-9. Table 16.24.040-2 summarizes the improvements and the responsibility of each party, whether city or property owner/developer.

TABLE 16.24.040-2, IMPROVEMENT RESPONSIBILITIES

Summary of Requirements	Eligible Streets
A. Existing Built Streets. Existing streets are required to meet requirements for sidewalk improvements, street lights, street	3rd Avenue SE

<p>furnishings, and trees, according to Table 16.24.050-1, Table 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9, street types and sidewalk improvements. Improvements and, where noted in the development standards, dedication of land are the responsibility of the property owner/development applicant.</p>	<p>6th Avenue SE 7th Avenue SE Pacific Avenue SE Sleater Kinney Road SE College Street SE</p>
<p>B. Future Streets and Through Connections. Right-of-way is dedicated by property owner/development applicant. The city constructs the street to city standards as established by Table 16.24.050-1, Table 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9, street types.</p> <p>An interim bike-pedestrian trail may be required on the dedicated right-of-way, prior to completion of the street improvements. Any interim bike or pedestrian trail shall be designed and constructed in compliance with through connection development standards in Figure 16.24.050-8 and Table 16.24.050-9, and shall meet, at a minimum, the development standards and minimum requirements (set out in Figure 16.24.050-8, Through Connection, Minimum Requirements, and Table 16.24.050-9, Through Connection, Minimum Requirements and Optional Components).</p>	<p>Unbuilt 4th Avenue SE Unbuilt segment of Golf Club Road SE Unbuilt segment of 10th Avenue SE All through connections and other streets outside of the Master Plan Subdistrict</p>
<p>C. Master Planned Streets. Master planned streets shall be located and constructed according to an approved master plan that meets the requirements of a connectivity master plan or a detailed master plan, as applicable. The property owner or developer is responsible for all required street or through connection improvements, according to Tables 16.24.050-1 and 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9, street types and sidewalk improvements.</p>	<p>All other streets and through connections within the master plan subdistrict</p>

E. Environmental Performance..

1. It shall be the responsibility of the operator and/or the proprietor of any proposed use to provide such evidence and technical data as the director and/or site plan review committee may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 LMC.
2. Failure of the director and/or site plan review committee to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with Chapter 16.57 LMC, Environmental Performance Standards.

3. ~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual specifications provided by the city and shall be subject to its the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

TABLE 16.24.040-3, DISTRICT WIDE DEVELOPMENT STANDARDS

Section/Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
Stormwater	<p>All projects shall meet the amended 2010 City of Lacey Stormwater Design Manual as hereafter amended, which has square footage thresholds for development and redevelopment (2,000 square feet and 5,000 square feet of new or redeveloped impervious surfaces). No requirement for areas under 2,000 square feet; between 2,000 and 5,000 square feet the stormwater must be retained on site; and over 5,000 square feet full treatment and infiltration is required.</p> <p><u>All projects shall meet the current City of Lacey Stormwater Design Manual. A Construction Stormwater Pollution Prevention Plan (SWPPP) Short Form is required for development projects with less than 2,000 square feet of new plus replaced hard surfaces. Development projects with 2,000 square feet or more of new plus replaced hard surfaces require a full SWPPP and the retention of stormwater on-site. Development projects with 5,000 square feet or more of new plus replaced hard surfaces also require water quality treatment. Properties that currently discharge or are designed to discharge to regional facilities may continue to do so, provided there is capacity in the existing facility. If a regional facility does not meet current water quality treatment standards then on-site treatment will be required.</u></p>		
Tree Preservation	<p>Tree protection professional report required. A qualified professional forester shall review the site and provide a report analyzing the site for tree protection consistent with the requirements of this chapter. The report shall provide information important to urban forest management and options for consideration when developing preliminary designs. The report shall suggest options for design to best achieve the purposes of the Urban Forest Management Plan and this chapter. The report shall include but shall not be limited to:</p> <ul style="list-style-type: none"> a. An analysis of technical information requested by the review body related to trees and forest practices; b. Analysis of what portion of the site is best for designation of the 		

Section/Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	<p>tree tract if required, considering the intent of this chapter, soil type, topography, tree species, health of trees and reasonable project design limitations;</p> <p>c. Recommendations for saving of individual tree specimens based upon the intent of this chapter, soil type, topography, tree species, health of trees, and reasonable project design limitations;</p> <p>d. A plan for protection of trees to be saved during construction including placement of construction fences, monitoring of construction activity and other measures necessary to ensure adequate tree protection;</p> <p>e. Consideration of the location of roads, other infrastructure, and buildings and potential options for alternative locations, if applicable, to best satisfy the purposes of the Urban Forest Management Plan;</p> <p>f. A timeline for tree protection activity; and</p>		
	<p>g. The final tree protection plan should be prepared on the site grading plan. All tree protection fences, trees to be saved, and trees to be removed should also be shown on the site demolition plan. Necessary save tree pruning and selective thinning within tree tracts shall be detailed and trees marked as such. The tree protection plan and demolition plan should be part of the submittal to the city of Lacey and shall be approved by the tree protection professional. The tree protection plan shall be part of the contractor bid package and a copy of the tree protection plan shall be available to the contractors on site at all times during logging, clearing, and construction. Development standards may be adjusted on a case-by-case basis to protect priority trees:</p> <p>Priority tree types: Trees to be protected must be healthy, wind firm, and appropriate to the site at their mature size, as identified by a qualified professional forester. In designing a development project, the applicant shall protect the following types of trees in designated tract(s) in the following order of priority:</p> <ol style="list-style-type: none"> 1. Historical trees. Trees designated as historical trees under LMC 14.32.072. 2. Specimen trees. Unusual, rare, or high quality trees. 3. Critical area buffer. Trees located adjacent to critical area buffers. 4. Significant wildlife habitat. Trees located within or buffering significant wildlife habitat. 5. Other high quality individual trees or groves of trees. 		

Section 64. Section 16.24.050 of the Lacey Municipal Code is hereby amended to read as follows:

16.24.050 Streets, through connections and connection spacing.

FIGURE 16.24.050-1, REGULATING PLAN, STREET TYPES

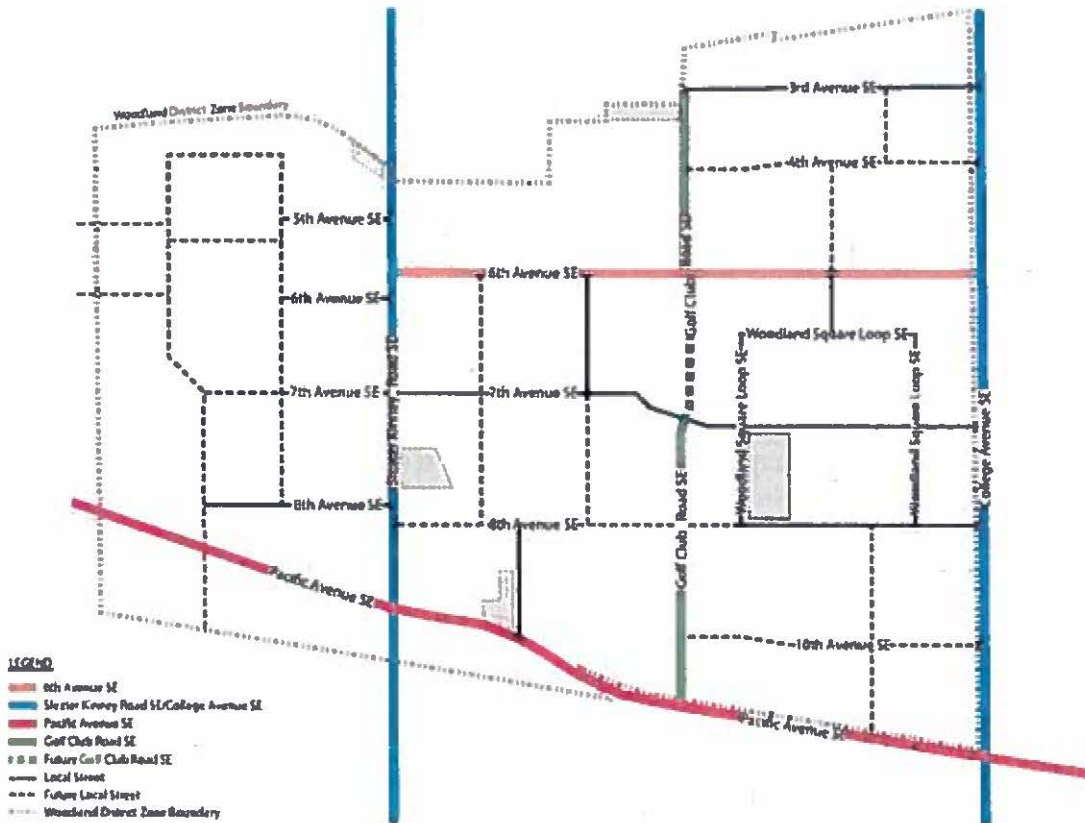


TABLE 16.24.050-1, CONNECTIONS AND CONNECTION SPACING

	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
BLOCKS AND CONNECTIONS			
A. Maximum Block Length	Auto: 450 feet (1) Pedestrian: 330 feet	Auto: 450 feet (3) Pedestrian: 330 feet South of Pacific Avenue, Auto: NA Pedestrian: 100 feet	Auto: 450 feet Pedestrian: 330 feet
B. Maximum Block	Auto: 1,800 feet (1) Pedestrian: 1,320 feet	Auto: 1,800 feet (2) Pedestrian: 1,320 feet	Auto: 1,800 feet (1) Pedestrian: 1,320 feet

Perimeter		South of Pacific Avenue, NA	
C. Additional Through-Block Connections	Required for block faces longer than 450 feet	Required for block faces longer than 450 feet	Required for block faces longer than 450 feet
D. Vehicular Entrances	Driveways permitted except where noted Min. 40 feet separation from intersection Max. avg. 1 driveway per 100 feet of block frontage Maximum width: 24 feet	Driveways permitted except where noted Min. 40 feet separation from intersection Max. avg. 1 driveway per 100 feet of block frontage Maximum width: 24 feet (3)	Driveways permitted except where noted Min. 40 feet separation from intersection Max. avg. 1 driveway per 100 feet of block frontage Maximum width: 24 feet
E. Connection Hierarchy and Primary Frontage	If one of the designated streets or through connections bounding an infill block is a primary street, the primary street frontage of the infill block or lot shall be the primary street. If none of the designated streets or through connections is a primary street, the primary frontage shall be the secondary street. (4)		
F. Through Block Connection Types Permitted	F-Through Block Connection	F-Through Block Connection	F-Through Block Connection

- (1) Adjustable by five percent.
- (2) Adjustable by ten percent.
- (3) Adjustable by twenty percent.
- (4) Proportional compliance adjustment: for properties south of Pacific Avenue the through connection of the driveway access and drive aisle may be exempt from frontage requirements.

TABLE 16.24.050-2, OVERVIEW OF STREETS AND THROUGH CONNECTION TYPES

Section/Description	6th Ave	Golf Club	Pacific	College, Sleater Kinney	All Other Streets	Through Block Connection
A. Frontage	Primary	Primary	Primary	Secondary	Secondary	Secondary

Section/Description	6th Ave	Golf Club	Pacific	College, Sleater Kinney	All Other Streets	Through Block Connection
B. Type	Collect or/ commercial	Collector/ commercial	Arterial	Arterial	Local streets	Local street or path
C. Aesthetic Character/Identity	Mixed-use main street	Urban residential main street	Varies	Woodland District gateways	Varies	Varies
D. Building and Landscape Frontage Types Permitted	Linear Forecourt Low wall and trellis Urban wall or fence	Linear Forecourt Porch-stoop-terrace Low wall and trellis Urban wall or fence	Linear Forecourt Porch-stoop-terrace Landscape building Low wall and trellis Urban wall or fence Landscape setback	Linear Forecourt Porch-stoop-terrace Landscape building Low wall and trellis Urban wall or fence Landscape setback	Linear Forecourt Porch-stoop-terrace Landscape building Low wall and trellis Urban wall or fence Landscape setback	Linear Forecourt Porch-stoop-terrace Landscape building Low wall and trellis Urban wall or fence Landscape setback
E. Role in the Network	District connector	District connector	Regional connector	Regional connector	Bike, pedestrian, local vehicular connectivity	Bike, pedestrian, local vehicular connectivity
F. Design Speed	25 mph	Under 20 mph	25 mph	25 mph	Under 20 mph	Under 20 mph
G. Right-of-Way or Easement Width	81 to 87 feet	60 to 64 feet	90 to 96 feet	Varies	Varies	Varies
H. Location of Build-To Line	At front property line	At front property line	5 feet back from property line	At front property line	At front property line	NA
I. Curb-to-Curb Width	42 feet	36 feet	62 to 68 feet	Varies	Varies	Varies
J. Travel Lanes	2	2	4	4	2	Optional

Section/Description (number)	6th Ave	Golf Club	Pacific	College, Sleater Kinney	All Other Streets	Through Block Connection
K. Travel Lane Width	11 feet	10 feet	12 feet	Varies	9.5 feet for local streets 6 to 8 feet for queuing streets	10 feet (maximum)
L. Center Turn Lane Width	14 feet	NA	14 feet	Varies	Varies	NA
M. Parking Lane Width	8-5 feet	8 feet	NA	NA	NA	8--30 feet (optional; head-in, diagonal, parallel, or combination permitted)
N. Bike Facilities	Shared	Shared	None (Woodland Trail)	NA	NA	Shared street or shared-use path
O. Sidewalk Width	14 to 20 feet	12 to 14 feet	14 feet	Varies	Varies	5 feet (minimum) each side, or 10 feet (minimum) one side, or 10 feet minimum (no travel lane)
P. Planter Strip Width	Varies	Varies	Varies	Varies	Varies	6 feet (minimum)
Q. Planted Median Width	14 feet	NA	14 to 20 feet	NA	NA	NA

FIGURES 16.24.050-2 THROUGH 9, STREET AND THROUGH CONNECTION TYPES

FIGURE 16.24.050-2, 6TH AVENUE

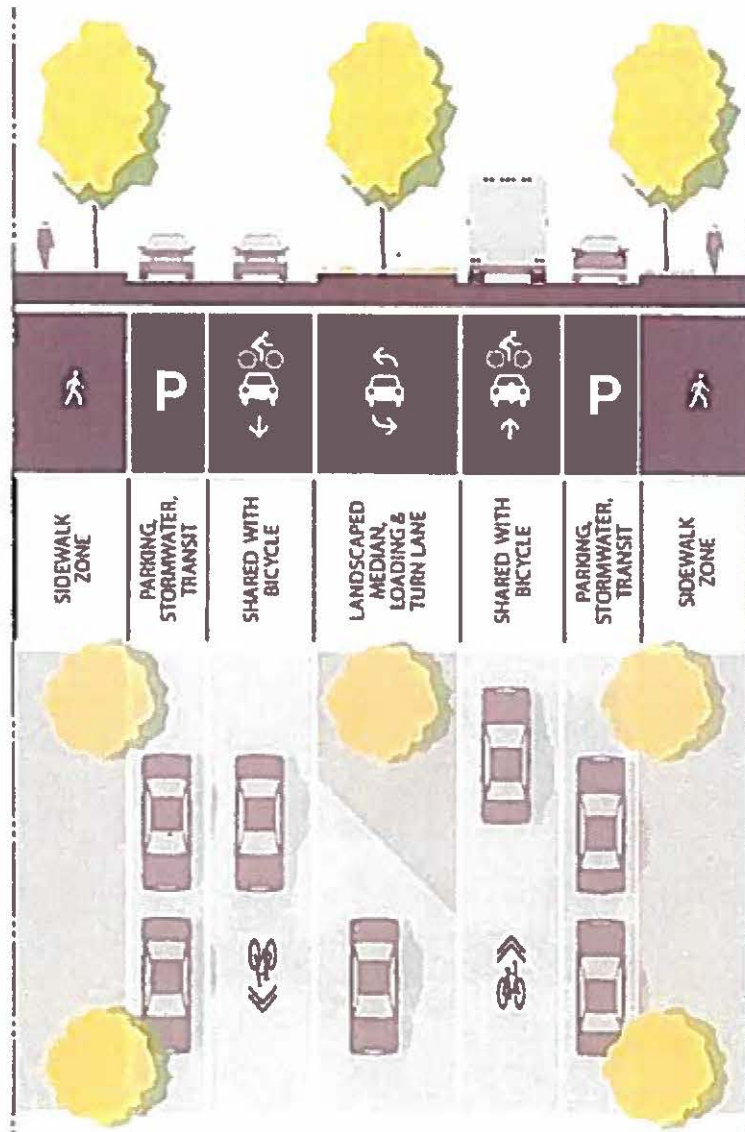


TABLE 16.24.050-3, 6TH AVENUE

6th Ave	
Right-of-Way or Easement Width	81 to 87 feet
Location of Build-to Line	At front property line
Curb-to-Curb Width	42 feet
Travel Lanes (number)	2
Travel Lane Width	11 feet
Center Turn Lane Width	14 feet

Parking Lane Width	8.5 feet
Bike Facilities	Shared
Sidewalk Width	14 to 20 feet
Planter Strip Width	Varies
Planted Median Width	14 feet

FIGURE 16.24.050-3, 6TH AVENUE SIDEWALK IMPROVMENT

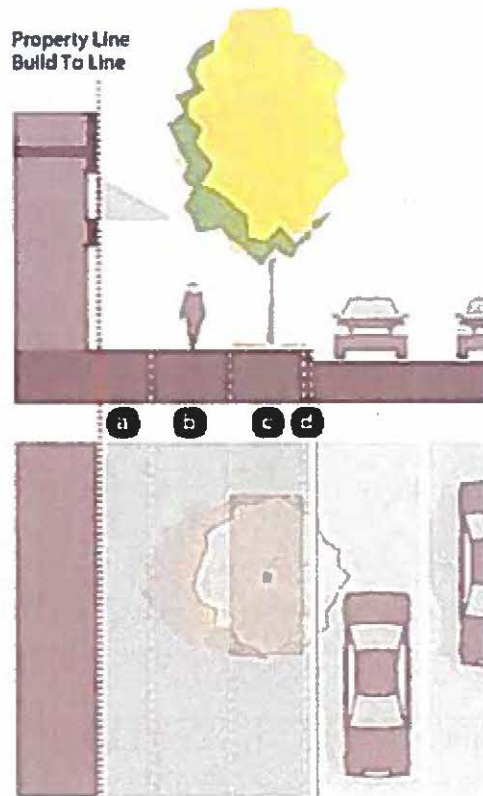


TABLE 16.24.050-4, 6TH AVENUE SIDEWALK IMPROVEMENTS

6th Avenue Sidewalk Improvements.

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements

a	Frontage Zone	1.5. feet	Concrete sidewalk
b	Pedestrian Through Zone	6.0 feet	Concrete sidewalk
c	Street Furnishings Zone	4.0 feet	Concrete sidewalk, street trees, tree grates
d	Curb Zone	6 inches	Cast-in-place concrete curb and gutter

FIGURE 16.24.050-4, GOLF CLUB ROAD

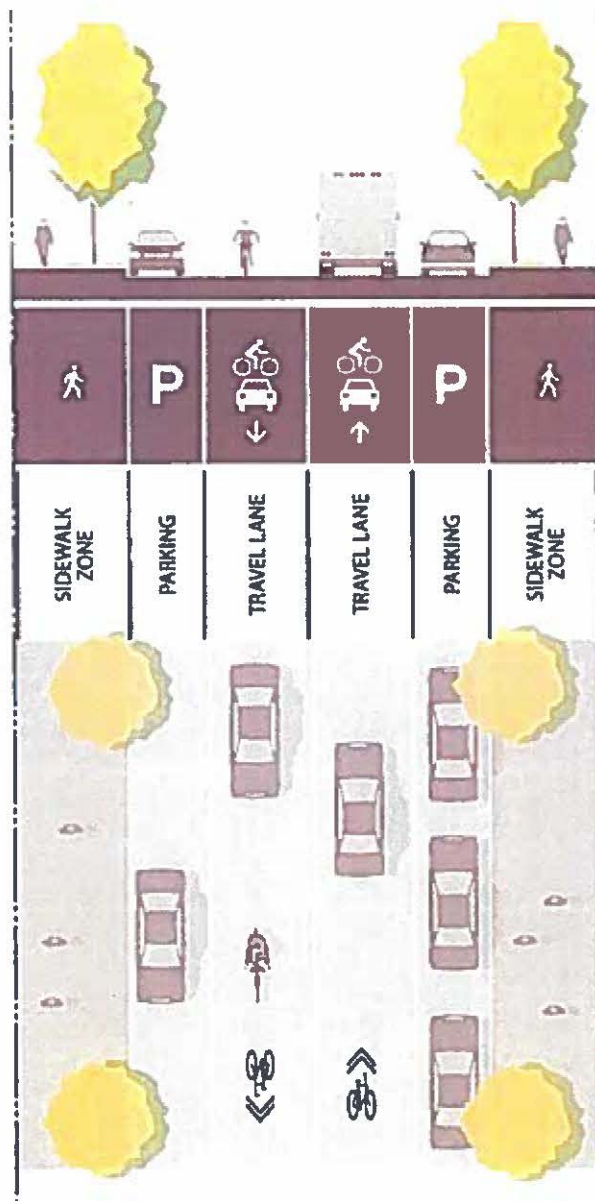


TABLE 16.24.050-5, GOLF CLUB ROAD

Golf Club Road	
Right-of-Way or Easement Width	60 to 64 Feet ¹
Location of Build-to Line	At front property line
Curb-to-Curb Width	36 feet
Travel Lanes (number)	2

Travel Lane Width	10 feet
Center Turn Lane Width	NA
Parking Lane Width	8 feet
Bike Facilities	Shared
Sidewalk Width	12 to 14 feet
Planter Strip Width	Varies
Planted Median Width	NA

Golf Club Road Extension. Between 6th Avenue and 7th Avenue, applicant shall, upon development approval, dedicate land for the right-of-way and construct interim improvements according to through block connections development standards. City is responsible for ultimate improvements according to the Golf Club development standards.

FIGURE 16.24.050-5, GOLF CLUB ROAD SIDEWALK IMPROVEMENTS

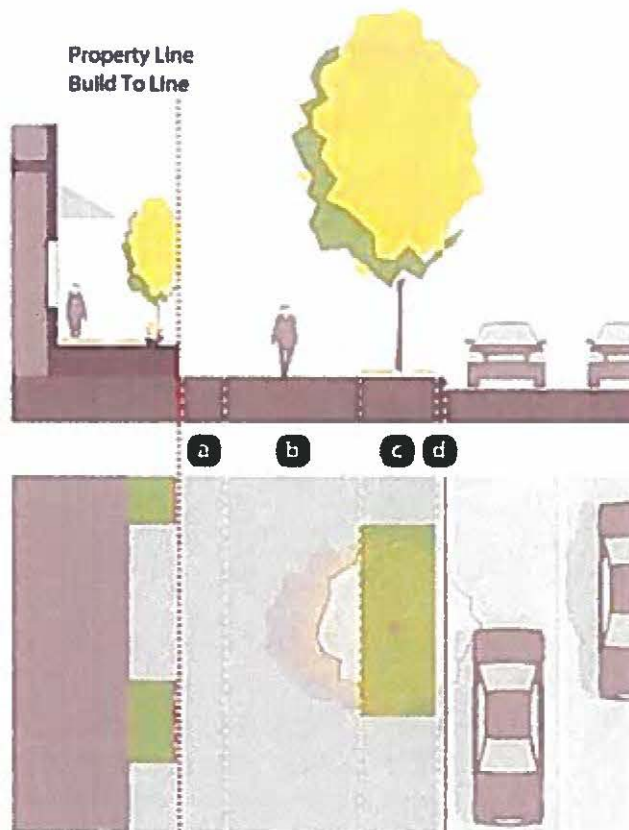


TABLE 16.24.050-6, GOLF CLUB ROAD SIDEWALK IMPROVEMENTS

Golf Club Road Sidewalk Improvements

Applicant is responsible for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
a	Frontage Zone	1.5 feet	Concrete sidewalk
b	Pedestrian Through Zone	6.0 feet	Concrete sidewalk
c	Street Furnishings Zone	4.0 feet	Street trees
d	Curb Zone	6 inches	Cast-in-place concrete curb and gutter

FIGURE 16.24.050-6, PACIFIC AVENUE

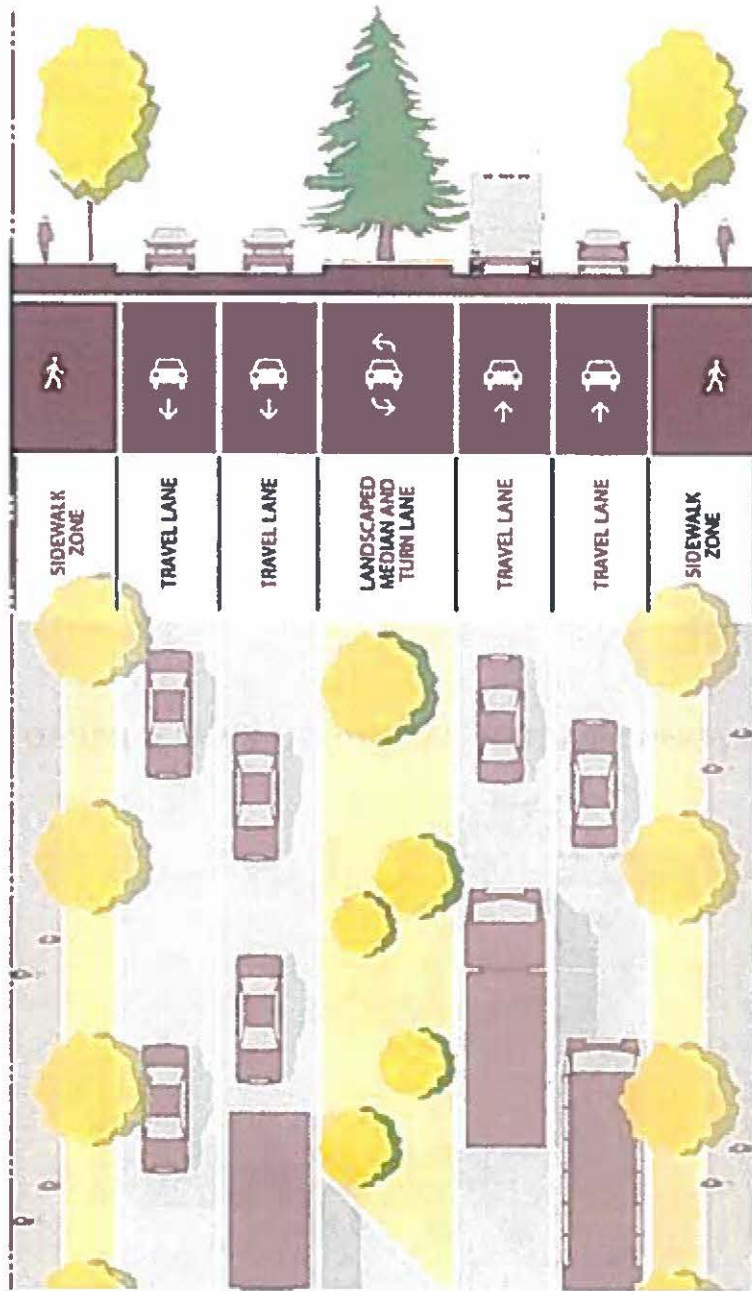


TABLE 16.24.050-7, PACIFIC AVENUE

Pacific Avenue	
Right-of-Way or Easement Width	90 to 96 Feet ¹
Location of Build-to Line	5 feet back from property line

Curb-to-Curb Width	62 to 68 feet
Travel Lanes (number)	4
Travel Lane Width	12 feet
Center Turn Lane Width	14 feet
Parking Lane Width	NA
Bike Facilities	None
Sidewalk Width	14 feet
Planter Strip Width	Varies
Planted Median Width	14 to 20 feet ¹

¹ Where right-of-way constraints do not permit a center turn lane, the planted median width requirements do not apply.

FIGURE 16.24.050-7, PACIFIC AVENUE SIDEWALK IMPROVEMENTS

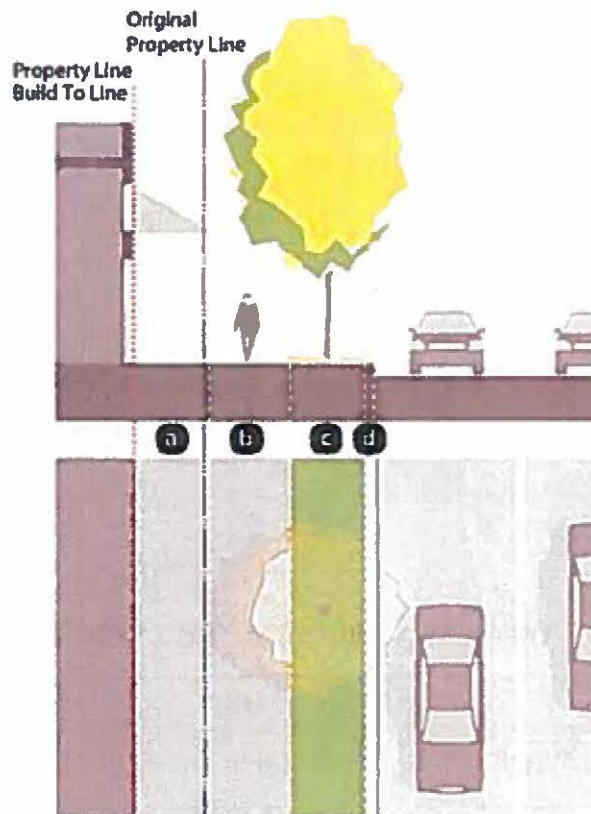


TABLE 16.24.050-8, PACIFIC AVENUE SIDEWALK IMPROVEMENTS

Pacific Avenue Sidewalk Improvements

Applicant is responsible for dedicating 5 feet to the right-of-way and for constructing improvements to the sidewalk when development is approved.

	Sidewalk Zones	Minimum Dimensions	Required Improvements
a	Frontage Zone	5.0 feet	Concrete sidewalk
b	Pedestrian Through Zone	5.0 feet	Concrete sidewalk
c	Street Furnishings Zone	4.0 feet	Street trees, ground cover
d	Curb Zone	6 inches	Cast-in-place concrete curb and gutter

FIGURE 16.24.050-8, THROUGH CONNECTION, MINIMUM REQUIREMENTS



FIGURE 16.24.050-9, THROUGH CONNECTION, OPTIONAL COMPONENTS

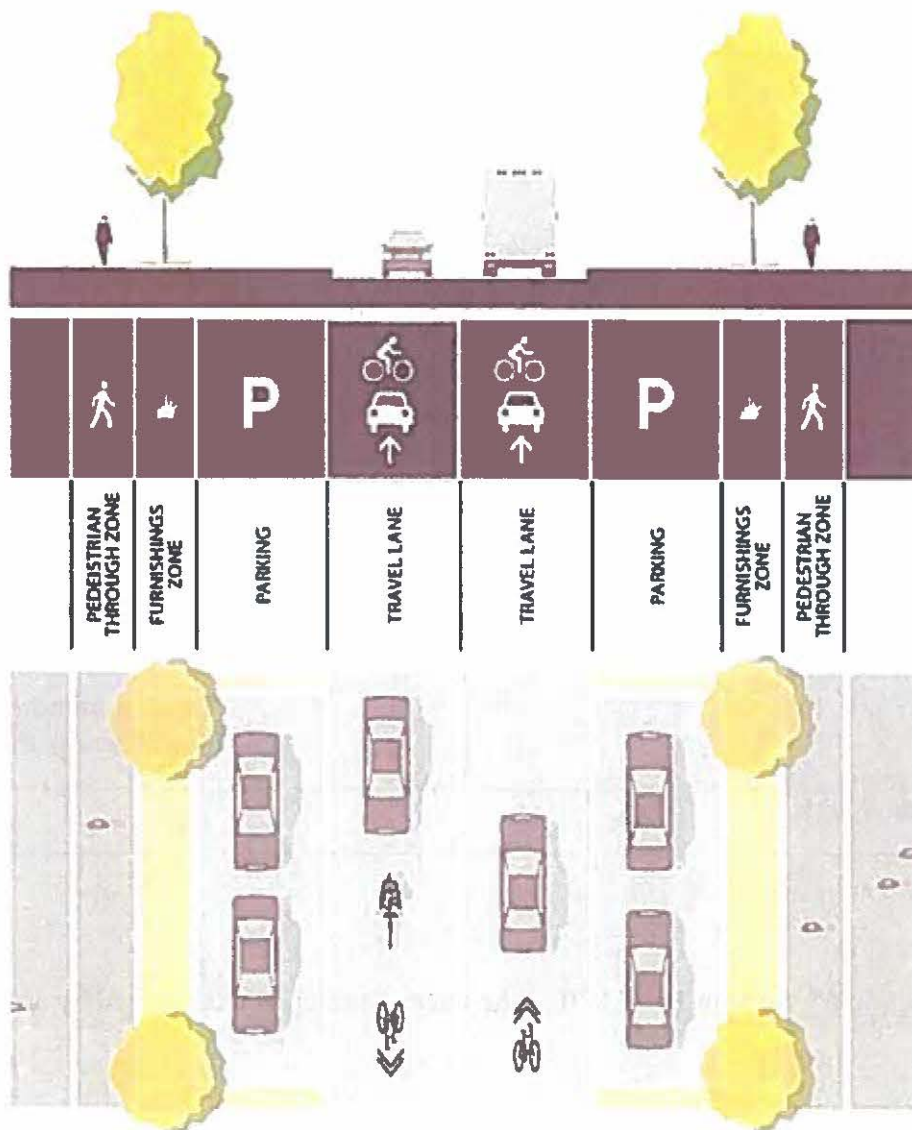


TABLE 16.24.050-9, THROUGH BLOCK CONNECTION, MINIMUM REQUIREMENTS AND OPTIONAL COMPONENTS

Through Block Connection		
	Development Standards, Minimum Requirements	Development Standards, Optional Components
Right-of-Way Easement Width	22 feet, minimum	Varies
Travel Lanes (number)	NA	2, maximum
Travel Lane Width	NA	10 feet, maximum

Center Turn Lane Width	NA	NA
Parking Lane Width	NA	8 feet, maximum, for parallel parking 30 feet, maximum, for head-in parking
Bike Facilities	Shared	Shared or dedicated
Sidewalk or Path Width	10 feet, minimum	10 feet, minimum 5 feet, minimum, if on each side of a planter strip
Planter Strip Width	6 feet, minimum, each side of sidewalk or path	6 feet, minimum, on each side of sidewalk or path, or 12 feet, minimum, one side of sidewalk or path, or 12 feet, minimum, if between sidewalks or paths
Planted Median Width	NA	

Section 65. Section 16.24.070 of the Lacey Municipal Code is hereby amended to read as follows:

16.24.070 Building and landscape frontage.

A. Overview of Building and Landscape Frontage Types. Refer to the Regulating Plan and the development standards tables to determine which building and landscape frontage types are permitted along each street. Each street-facing build-to line shall comply with the development standards listed under the applicable building and landscape frontage type.

1. **Linear Building Frontage.** A linear building frontage, as set out in Figure 16.24.070-1, is characterized by a facade that is built up to the build-to line. The building entrance is at sidewalk grade, except where there are ground floor residential uses. Linear building frontages have substantial glazing on the ground floor, and often provide awnings or canopies cantilevered over the sidewalk. Building entries must either provide a canopy or awning and/or be recessed behind the front building facade.

2. **Forecourt Building Frontage.** A forecourt building frontage, as set out in Figure 16.24.070-2, may be created by recessing a portion of the facade for a portion of the building frontage. The forecourt building frontage should be used in conjunction with the

linear building frontage. A forecourt building frontage is suitable for commercial or residential uses. A forecourt building frontage may be suitable for gardens and/or outdoor seating.

3. **Porch/Stoop/Terrace Building Frontage.** The porch-stoop-terrace building frontage, as set out in Figure 16.24.070-3, is characterized by a facade which is set behind the build-to line and a building entry threshold, such as a porch or terrace, set between the building and the build-to line. The threshold may be elevated above or sunken below grade. The building entry is accessed from this threshold. Landscaping may be provided in the setback area between the building and the sidewalk. A porch-stoop-terrace building frontage is suitable for residential uses and service commercial or office uses.

4. **Landscape Building Frontage.** A landscape building frontage, as set out in Figure 16.24.070-4, is set back from the build-to line by a wide landscaped strip between the building and the sidewalk. This frontage type is appropriate along streets where the existing streetscape may not be conducive to pedestrian-oriented ground floor retail or residential uses, such as where there is no on-street parking or where streets are very wide. Ground floor entries must still be provided along and connected to the sidewalk.

5. **Low Wall and Trellis Landscape Frontage.** As set out in Figure 16.24.070-5, build-to lines not occupied by buildings, driveways, or pedestrian paths must be screened with a low masonry or concrete wall and overhanging trellis structure.

6. **Urban Wall or Fence Landscape Frontage.** As set out in Figure 16.24.070-6, build-to lines not occupied by buildings, driveways, or pedestrian paths must be screened with an open framework wall or fence of either metal, wood, masonry, or a combination.

7. **Landscape Setback Frontage.** As set out in Figure 16.24.070-7, build-to lines not occupied by buildings, driveways, or pedestrian paths must be set back behind a planted landscape area consisting of trees, shrubs, and groundcover plants.

B. General Building and Landscape Frontage Standards.

1. **Applicability.** The applicable street types or subdistricts are stated at the top of each column. Development on any site adjacent to 6th Ave, Golf Club Road or Pacific Avenue shall conform to the regulations set out in the relevant column. Development on any site not adjacent to 6th Avenue, Golf Club Road or Pacific Avenue shall conform to the regulations set out in the Urban District, Master Plan District or Pacific Avenue District columns, as applicable.

2. **Soil Amendment.** All disturbed areas shall be replanted with native and drought tolerant vegetation and shall meet soil amendment requirements in the current City of Lacey Stormwater Design Manual.

23. **Build-to Line.**

a. “Build-to line” means the line up to which buildings or landscaping must be constructed. The build-to line may not be the same as the front lot line; see Table 16.24.050-2.

34. Frontage.

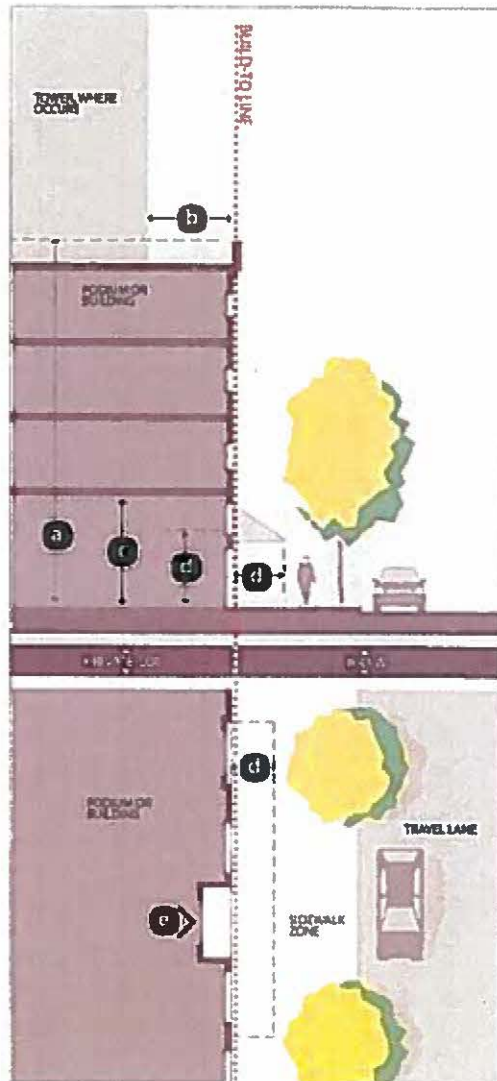
- a. "Frontage" shall be defined as the linear distance between centerlines of the perpendicular secondary street, other street or through connection, if measuring along a primary street.
- b. If on a secondary street, "frontage" shall be defined as the linear distance between centerlines of the perpendicular other street or through connection.
- c. All other frontage shall be defined as the linear distance between centerlines of the perpendicular primary street, secondary street, other street or through connection.
- d. Where frontage occurs on a curved segment of a street, frontage shall be defined as the linear dimension of the chord.

45. Frontage Requirements.

- a. **Minimum Building Frontage along Street-Facing Build-to Line.** All private and public street- or path-facing build-to lines not occupied by buildings or driveways are required to provide building or landscape frontage between the sidewalk and the remainder of the site.
- b. **Primary Street Frontage.** The primary street frontage shall be defined as the portion of the building facing the street (or the higher order street if on a corner). The front facade of the building shall be built to the primary street frontage build-to line.
- c. **Secondary Street Frontage.** The secondary street frontage shall be defined as the portion of the building facing the lower order street, if on a corner. The front facade of the building shall be built to the secondary street frontage build-to line for a minimum of one hundred feet from the corner or the lot width, whichever is shorter. The building and landscape frontage standards of this section shall apply to the portion of the building that occupies the build-to line for one hundred feet from the corner or the lot width, whichever is shorter.

56. Ground Floor Height Measurement. If a minimum ground floor height is required, with a specific minimum floor to ceiling measurement, the ceiling shall be considered as the bottom of joists, rafters or supporting structure of the roof or floor structural system above; the floor shall be considered as the highest point of any flooring system. The ceiling does not include any non-structural ceiling surface materials such as suspended acoustical tile. Projections such as pendant lighting, exposed mechanical ducting, exposed electrical or communication raceways, or the bottom chord of structural trusses may extend below the ceiling and shall not be included in the floor to ceiling measurement.

FIGURE 16.24.070-1, BUILDING AND LANDSCAPING FRONTAGE TYPE 1--LINEAR



- a** Podium or Building Height
- b** Tower Step Back from Build To Line
- c** Ground Floor Height
- d** Weather Protection
- e** Primary Entry Doors

TABLE 16.24.070-1, BUILDING AND LANDSCAPING FRONTAGE TYPE 1--LINEAR

Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
a Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
Maximum Podium Height	Max. 55 feet					
Podium Setback from Build-To Line	Max. 10 feet		Max. 0 feet	Max. 10 feet	Max. 10 feet	
	Min. 0 feet		Min. 0 feet	Min. 5 feet	Min. 0 feet	
b Tower Step Back at Top of Podium	Min. 10 feet					
	Min. 15 feet on lots adjacent to Golf Club Road					
	On through block connections: 10 feet minimum Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet					
Tower Height	See Regulating Plan for building heights					
c Ground Floor Height	Min. 18 feet					
Ground Floor Construction	1 hour fire resistive					
Ground Floor Depth	Min. 40 feet					
<u>Vegetated Roofs</u>	<u>Vegetated roofs with public access can be counted towards open space and utility screening requirements.</u>					
Separation of Ground Floor Residential Uses	Vertical distance from ground: Min. 18 inches/Max. 3 feet					

Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific Ave District	Pacific Ave
	Horizontal distance from build-to line: Min. 3 feet/Max. 15 feet					
d Weather Protection	Protected area: 50 square feet, min.; 5 feet min. horizontal dimension; 10 foot vertical clearance, min.			No requirement		Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum
e Primary Entry Doors	Shall face street; 40% transparent min.					
Windows	60% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					

FIGURE 16.24.070-2, BUILDING AND LANDSCAPING FRONTAGE TYPE 2—FORECOURT

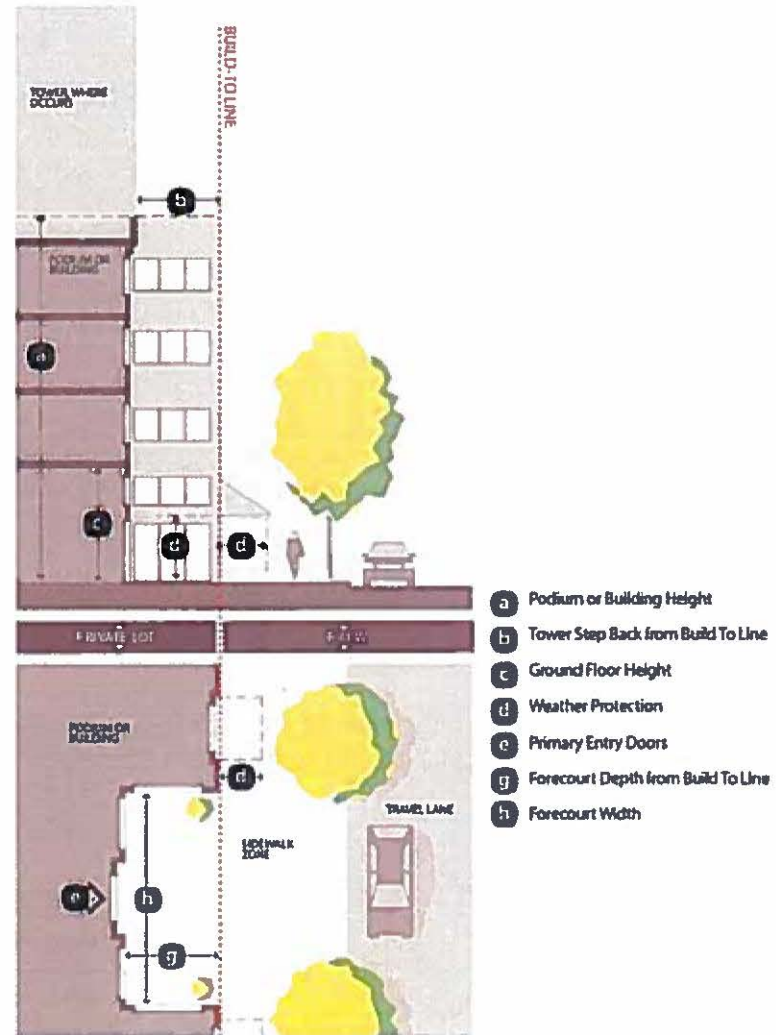


TABLE 16.24.070-2, BUILDING AND LANDSCAPING FRONTAGE TYPE 2—FORECOURT

Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
a Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
Maximum Podium Height	Max. 55 feet					
Podium Setback from Build-To Line	Max. 10 feet Min. 0 feet		Max. 0 feet Min. 0 feet	Max. 10 feet Min. 5 feet	Max. 10 feet Min. 0 feet	
b Tower Step Back at Top of Podium	Min. 10 feet or match Min. 15 feet on lots adjacent to Golf Club Road On through block connections: 10 feet minimum Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet Tower step back shall match forecourt maximum depth where tower abuts the forecourt					
Tower Height	See Regulating Plan for building heights, Figure 16.24.060-1, Regulating Plan, Building Heights					
c Ground Floor Height	Min. 18 feet					
Ground Floor Construction	1 hour fire resistive					
Ground Floor Depth	Min. 40 feet					
Separation of Ground Floor Residential Uses	Vertical distance from ground: Min. 18 inches/Max. 3 feet Horizontal distance from build-to line: Min. 3 feet/Max. 15 feet					

Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
<u>Vegetated Roofs</u>	<u>Vegetated roofs with public access can be counted towards open space and utility screening requirements.</u>					
<u>Ground Cover and Planting</u>	<u>Native and drought tolerant ground cover plants must fully cover the remainder of the landscaped area between the building and the sidewalk.</u>					
d Weather Protection	Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum			No requirement		Protected area: 50 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum
e Primary Entry Doors	Shall face street; 40% transparent min.					
Windows	60% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					
f Forecourt Depth from Build-to Line	Setback: 10 feet minimum; 30 feet maximum Tower setback shall match forecourt maximum depth					
h Forecourt Width	Setback: 10 feet minimum; 30 feet maximum					
Forecourt Frontage	The forecourt frontage shall incorporate the linear frontage type for building faces on the primary and secondary street frontages that are not part of the courtyard.					
Fence	No greater than 3 feet in height; min. 20% transparent					

FIGURE 16.24.070-3, BUILDING AND LANDSCAPING FRONTAGE TYPE 3--PORCH-STOOP-TERRACE

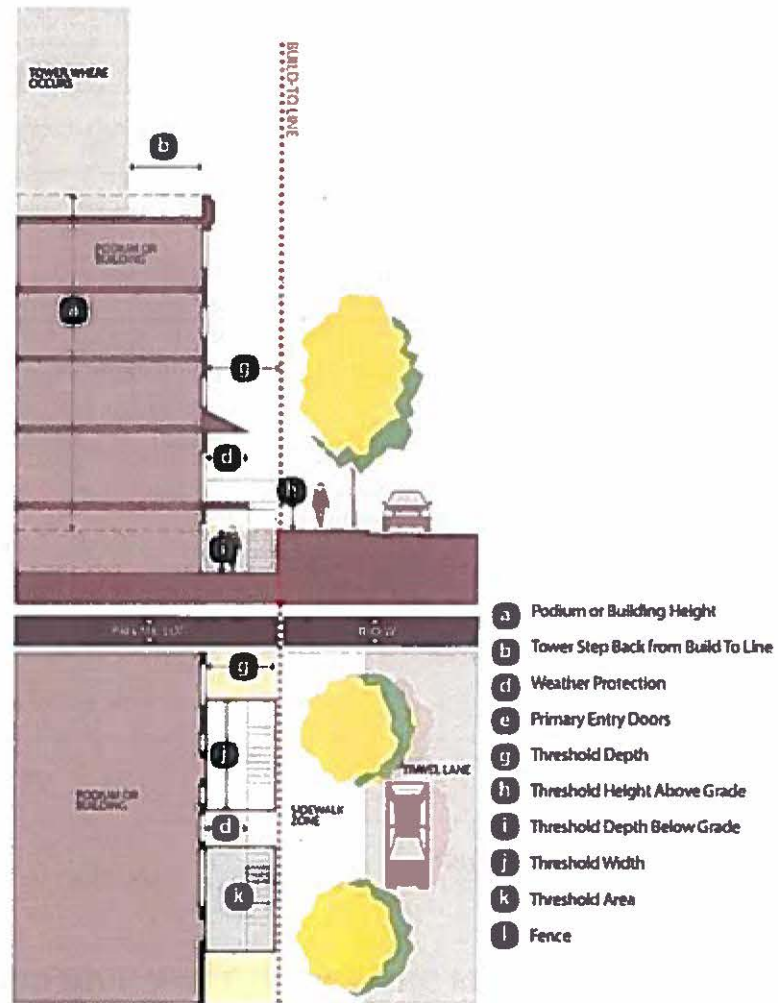


TABLE 16.24.070-3, BUILDING AND LANDSCAPING FRONTAGE TYPE 3--PORCH-STOOP-TERRACE

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
a	Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
	Maximum Podium Height	Max. 55 feet					
	Podium Setback from Build-To Line	Max. 15 feet Min. 5 feet		NA	Max. 15 feet Min. 5 feet		
b	Tower Step Back at Top of Podium	Min. 10 feet Min. 15 feet on lots adjacent to Golf Club Road On through block connections: 10 feet minimum Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet Tower step back shall match threshold maximum depth					
	Tower Height	See Regulating Plan for Building Heights, Figure 16.24.060-1 Regulating Plan, Building Heights					
	Ground Floor Height	Min. 18 feet					
c	Ground Floor Construction	1 hour fire resistive					
	Ground Floor Depth	Min. 40 feet					
	Separation of Ground Floor	Vertical distance from ground: Min. 18 inches/Max. 3 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
	Residential Uses	Horizontal distance from build-to line: Min. 3 feet/Max. 15 feet					
	<u>Vegetated Roofs</u>	<u>Vegetated roofs with public access can be counted towards open space and utility screening requirements.</u>					
	<u>Ground Cover and Planting</u>	<u>Native and drought tolerant ground cover plants must fully cover the remainder of the landscaped area between the building and the sidewalk.</u>					
d	Weather Protection	Protected area: 20 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum			No requirement		Protected area: 20 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum
e	Primary Entry Doors	Shall face street; 20% transparent min.					
	Windows	30% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					
f	Threshold Depth	Min. 4 feet					
h	Threshold Height Above Grade	Max. 5 feet					
i	Threshold Depth Below Grade	Max. 4 feet					
j	Threshold Width	Min. 5 feet					

	Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
k	Threshold Area	Max. 150 square feet per building entry					
l	Fences	No greater than 3 feet in height; min. 20% transparent					

FIGURE 16.24.070-4, BUILDING AND LANDSCAPING FRONTAGE TYPE 4--LANDSCAPE BUILDING

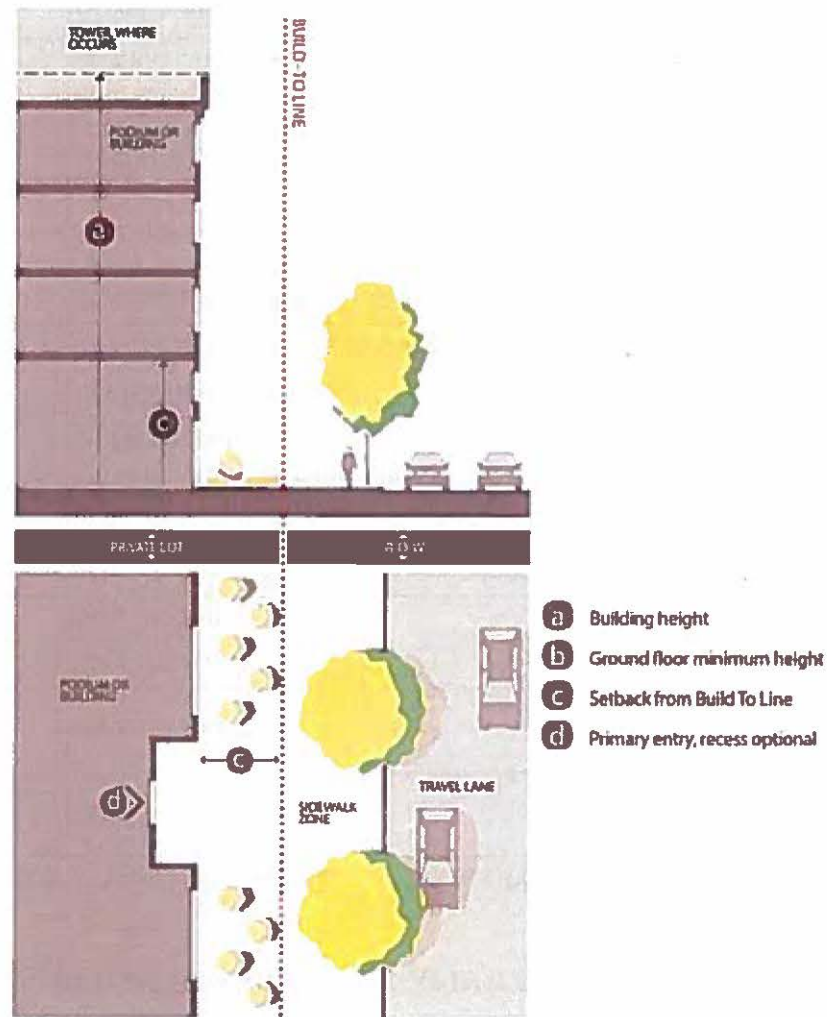


TABLE 16.24.070-4, BUILDING AND LANDSCAPING FRONTAGE TYPE 4--LANDSCAPE BUILDING

Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
a Minimum Building or Podium Height	Min. 30 feet		Min. 20 feet	
Maximum Podium Height	Max. 55 feet			
c Podium Setback from Build-To Line	Max. 15 feet Min. 10 feet			
Tower Step Back at Top of Podium	Min. 10 feet Min. 15 feet on lots adjacent to Golf Club Road On through block connections: 10 feet minimum Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet Tower setback shall match threshold maximum depth			
Tower Height	See Regulating Plan for Building Heights, Figure 16.24.060-1 Regulating Plan, Building Heights			
Minimum Building Depth	Min. 40 feet			
Weather Protection	Building entrances shall be either be covered by an awning or canopy or be covered by being recessed behind the front building facade. If an awning or canopy is provided, it must provide a minimum vertical clearance of 8 feet and a maximum clearance of 15 feet. If only a recessed entry is provided, it must be recessed behind the front facade a minimum of 3 feet and a maximum of 5 feet.			
d Primary Entry Doors	At least one building entrance shall be directly connected to the primary or secondary street with a walkway measuring a minimum of 5 feet wide. A minimum of 40% of each primary entry shall be			

Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
	transparent.			
Windows	Transparent ground floor windows must be provided along a minimum of 60% of the ground floor, primary and secondary street-facing facade area. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.			
Service and Utility Equipment	Building service and utility equipment and outdoor storage of garbage and/or recycling is not permitted along a primary or secondary street or within the required setback from build-to line.			
<u>Vegetated Roofs</u>	<u>Vegetated roofs with public access can be counted towards open space and utility screening requirements.</u>			
<u>Ground Cover and Planting</u>	<u>Native and drought tolerant ground cover plants must fully cover the remainder of the landscaped area between the building and the sidewalk.</u>			

FIGURE 16.24.070-5, BUILDING AND LANDSCAPING FRONTAGE TYPE 5--LOW WALL AND TRELLIS

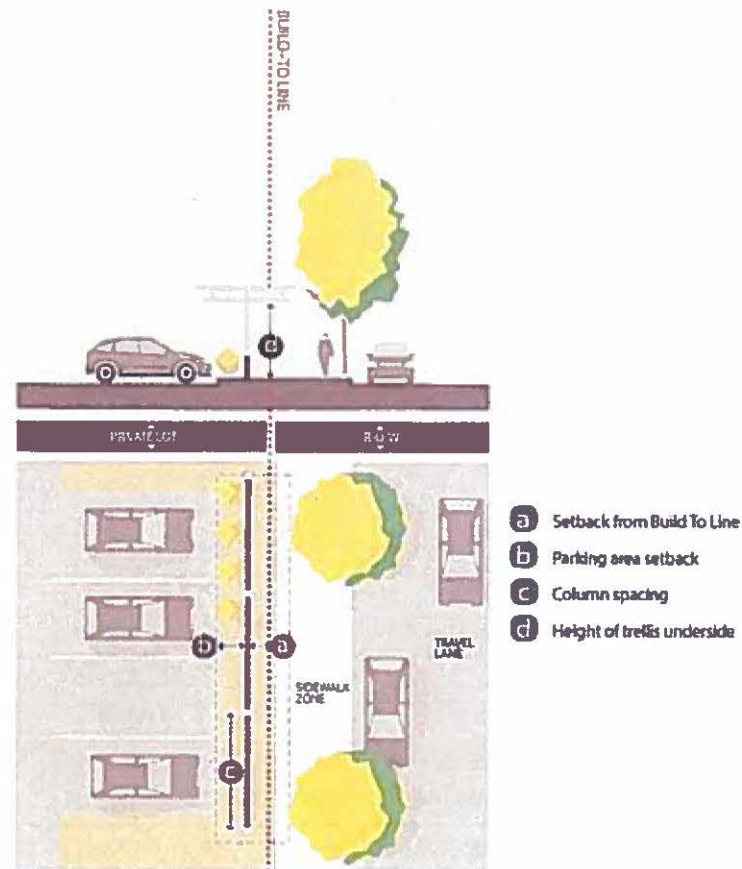


TABLE 16.24.070-5, BUILDING AND LANDSCAPING FRONTAGE TYPE 5--LOW WALL AND TRELLIS

Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with a low wall and trellis along the build-to line.					
a Setback from Build-to Line	The low wall and trellis shall be set back a minimum of 0 feet and a maximum of 5 feet from the build-to line.					
c Column Spacing	The trellis shall have masonry, heavy timber, or steel (or similar metal) supporting columns spaced no more than 30 feet on center.					
d Height of Trellis	The underside of the trellis portion of a low wall and trellis shall be a minimum of 8 feet above grade and a maximum of 14 feet above grade. The trellis shall be heavy timber or steel (or a similar material) and shall consist of open structure with no decking or awning material.					
Low Wall	The low wall portion of a low wall and trellis shall be a minimum of 1.5 feet and a maximum of 3 feet and have a minimum depth of 1.5 feet. The low wall shall be <u>vegetated wall</u> , wood, masonry, and/or concrete.					
Low Wall Openings	Openings in the low wall and trellis are allowed for pedestrian pathways, sidewalks, plazas, and driveways.					
b Surface Parking Setback	Surface parking shall be set back a minimum of 3 feet from the low wall and trellis.					
Ground Cover <u>and</u> <u>Planting</u>	Any setback area between the sidewalk and the wall shall be planted or paved with stamped concrete, <u>permeable pavers</u> , or masonry pavers. The setback between the low wall and surface parking shall be planted with <u>native and drought tolerant</u> low shrubs, groundcover, and climbing plants. <u>Vegetated LID facilities are allowed in the ground cover and planting area.</u>					

FIGURE 16.24.070-6, BUILDING AND LANDSCAPING FRONTAGE TYPE 6--URBAN FENCE OR WALL

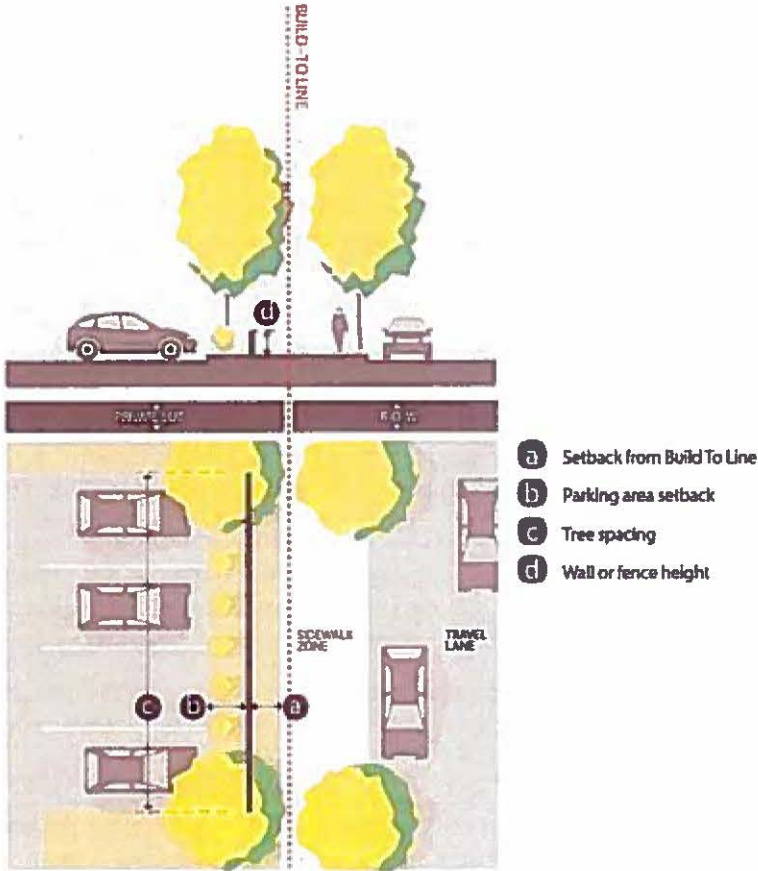


TABLE 16.24.070-6, BUILDING AND LANDSCAPING FRONTAGE TYPE 6--URBAN FENCE OR WALL

Development Standard	Woodland Square	Master Plan Area	6th Ave	Golf Club Rd	Pacific District	Pacific Ave
Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas shall be screened with an urban fence or wall along the build-to line.					
a Setback from Build-to Line	The urban fence or wall shall be set back a maximum of 5 feet from the sidewalk. The area between the urban fence or wall shall be hardscaped with either masonry pavers or stamped concrete.					
d Wall or Fence Height	Walls shall be <u>vegetated wall</u> , wood masonry, and/or concrete; fences shall be made of wrought iron, steel, or a similar material (but not chain-link) and must be dark in color. The fence shall be at least 2 feet high and no more than 3 feet high. Fences may be no more than 50% sight obscuring. The wall shall be at least 2 feet high and no more than 3 feet high <u>above the grade of the sidewalk</u> .					
c Tree Spacing	In addition to the required fence or wall, trees and shrubs shall be provided. One large tree is required every 30 linear feet minimum along all public or private street-facing frontages, except where it is necessary to ensure adequate traffic visibility. The shrubs shall be at least as high as the wall or fence, and shall be no more than 6 feet high.					
Wall or Fence Openings	Openings in the urban fence or wall are allowed for pedestrian pathways, sidewalks, plazas, and driveways.					
b Surface Parking Setback	The surface parking area shall be set back, at a minimum, an additional 5 feet to provide room for required <u>for vegetated LID facilities and/or native and drought tolerant landscaping</u> landscaping and stormwater infiltration and/or retention .					
Ground Cover and Planting	Ground <u>Native and drought tolerant ground</u> cover plants must fully cover any remaining landscaped area between the parking area and the urban fence or wall. <u>Vegetated LID facilities are allowed in the ground cover and planting area.</u>					

FIGURE 16.24.070-7, BUILDING AND LANDSCAPING FRONTAGE TYPE 7--LANDSCAPE SETBACK

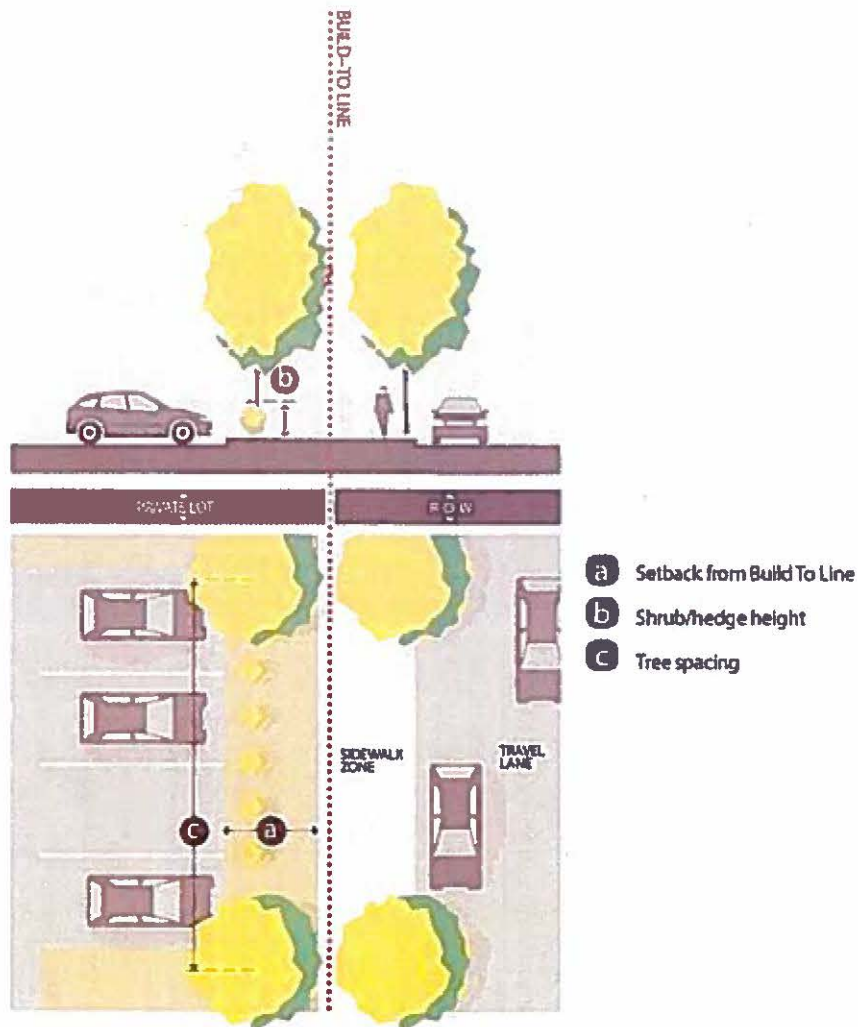


TABLE 16.24.070-7, BUILDING AND LANDSCAPING FRONTAGE TYPE 7--LANDSCAPE SETBACK

Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
Frontage	Where specified according to Table 16.24.050-1 (Connections and Connection Spacing) and Table 16.24.050-2 (Overview of Streets and Through Connection Types), surface parking areas			

Development Standard	Woodland Square	Master Plan Area	Pacific District	Pacific Ave
				shall be screened with a landscape setback along the build-to line.
a	Setback from Build-to Line			Along all public or private street-facing frontages, surface parking shall be set back a minimum of 10 feet behind the build-to line.
b	Shrub and Hedge Height			<p>The surface parking area shall be screened with a continuous row of hedges or shrubs immediately adjacent to the parking area, except where there is a driveway. The shrubs shall be a minimum of 3 feet high and must be mostly opaque year round.</p> <p>A 3-foot-high masonry wall may be substituted for the shrubs but the trees and groundcover plants are still required.</p>
c	Tree Spacing Landscape Area			In addition to the required shrubs, one large tree is required every 30 linear feet minimum along all public or private street-facing frontages. The shrubs/hedge shall be interrupted with a gap of up to 2 <u>to 3</u> feet wide in order to accommodate trees.
	Walkways			Openings in the setback are allowed for pedestrian pathways, sidewalks, plazas, and driveways.
	Ground Cover and Planting			Grass or <u>Native and drought tolerant</u> ground cover plants must fully cover the remainder of the landscaped area between the parking area and the sidewalk.

Section 66. Section 16.24.080 of the Lacey Municipal Code is hereby amended to read as follows:

16.24.080 Design toolbox.



A. Design Introduction. The design toolbox provides information about how to meet the requirements of other sections of the LMC and other mandates (e.g., the City of Lacey Stormwater Design Manual), in ways that are consistent with the vision for the Woodland District and the three subdistricts defined in LMC 16.24.010, and mapped on Figure 16.24.010-1, Regulating Plan, Subdistricts. There are three areas of design that are addressed in the design toolbox section: LIDA treatments, street intersection design and street traffic calming design.


1. Low Impact Development Approaches (LIDA). LIDA design options are described in Table 16.24.080-1. A stormwater management and land-development strategy applied at the scale of the block and the scale of the parcel that emphasizes conservation and use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely mimic predevelopment hydrologic functions.
2. Street and Through Connection Crossings. Table 16.24.080-2, Street and Through Connection Crossing Approaches, describes the type of intersection designs that are required on specific street intersections, and when they are required to be constructed.
3. Traffic Calming Approaches. Table 16.24.080-3, Traffic Calming Approaches, describes the type of traffic calming designs that are required on specific street intersections, and when they are required to be constructed.

TABLE 16.24.080-1, Low Impact Development Approaches

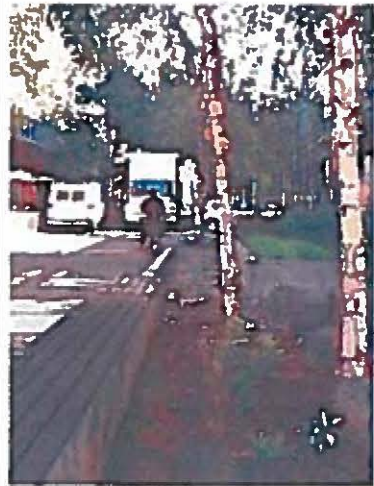
Urban Mixed Use. Low-impact development approaches (LIDA) should reflect the character of the place. In the most urban areas of the Woodland District, the function of rainwater detention and stormwater re-infiltration should be intense and highly structured. LIDA techniques consistent with this context include green roofs, rainwater harvesting, infiltration planters, permeable paving, and detention vaults.



Urban Mixed-Use LID Approach	Example	Where Permitted
<p>Urban Mixed Use Type A (<u>Street Furnishing Zone and Sidewalk</u>) <u>Site Applicability:</u> For urban sidewalks where there is on-street parking and street furniture. <u>Applicable LID Facilities: Bioretention with raised edge treatments with native and drought tolerant vegetation and street trees are preferred. Permeable paving is the preferred surfacing for sidewalks where feasible.</u> <u>Design Considerations:</u> Designed to accommodate frequent pedestrian traffic</p>		<p>6th Avenue Golf Club Road Pacific Avenue Other streets Through connections Infill block site area</p>

Urban Mixed-Use LID Approach	Example	Where Permitted
<p>between parked cars and retail or service commercial. <u>Planted Vegetated LID facilities</u> area is <u>are</u> confined to a portion of the furnishings zone of the sidewalk, and <u>are</u> is limited in length.</p>		
<p>Urban Mixed Use Type B (<u>Curb Extensions /Bulb Outs and Sidewalk</u>) <u>Site Applicability:</u> For urban sidewalks which include curb extensions, such as at corner curb ramps. <u>Applicable LID Facilities: Bioretention in planters with native and drought tolerant vegetation are preferred. Permeable paving is the preferred surfacing for sidewalks where feasible. Rainwater harvesting to manage roof runoff is encouraged. Vegetated roofs are encouraged for roofs that serve as a gathering space.</u> <u>Design Considerations: Designed to provide pedestrian amenities such as aesthetics, seating, and mobility.</u></p>		<p>Golf Club Road Pacific Avenue Other streets Through connections Infill block site area</p>
<p>Urban Mixed Use Type C (<u>Courtyards and Forecourts</u>) <u>Site Applicability:</u> For mixed use and residential courtyards and forecourts. <u>Applicable LID Facilities: Bioretention in planters with native and drought tolerant vegetation are preferred. Permeable paving is the preferred surfacing for sidewalks where feasible. Rainwater harvesting to manage roof runoff is encouraged. Vegetated roofs</u></p>		<p>Infill block site area</p>

Urban Mixed-Use LID Approach	Example	Where Permitted
<p><u>are encouraged for roofs that serve as a gathering space.</u> <u>Design Considerations: Designed to provide pedestrian amenities such as aesthetics, seating, and mobility.</u></p>		

Urban Residential. In the more residential settings of the Woodland District the function of rainwater detention and stormwater re-infiltration may include LIDA techniques such as green roofs, rainwater harvesting, infiltration planters, flow-through planters, rainwater gardens, and permeable paving.

Urban Residential LID Approach	Example	Where Permitted
<p>Urban Residential Type A (<u>Front Setbacks</u>) Informal rainwater gardens and planted area<u>Bioretention or raingardens with native plants</u> suitable for courtyard or forecourt edges or porch-stoop-terrace frontages. May also be used within the horizontal separation zone required for ground floor residential. <u>Permeable paving is the preferred surfacing for forecourt or Porch-Stoop-Terrace Frontages where feasible.</u></p>		<p>Golf Club Road Pacific Avenue Other streets Through connections Infill block site area</p>

Urban Residential LID Approach	Example	Where Permitted
		
<p>Urban Residential Type B (<u>Street Furnishing Zone</u>) For urban sidewalks in residential areas where there is on-street parking and street furniture. Designed to accommodate pedestrian traffic between parked cars and residential entries. Planted area may be used in conjunction with required street trees and informally planted with native <u>and drought tolerant</u> plants. <u>Permeable paving is the preferred surfacing for sidewalks where feasible.</u></p>		<p>6th Avenue Golf Club Road Pacific Avenue Other streets Through connections Infill block site area</p>

Through Connections and Parking Lots. Parking lots, private streets, and multi-use paths should be designed to detain and redirect stormwater runoff. LIDA design includes bioretention in vegetated swales, flow-through planters, and rainwater gardens. Pervious pavement is an effective alternative to conventional curbs, catch basins, sewer pipes, and treatment facilities.

Parking Lot LID Approach	Example	Where Permitted
<p>Parking Lot LID Approach A (<u>Perimeter Landscaping</u>) <u>Bioretention swales, bioretention planters</u> Contained swale or rainwater gardens with native plants suitable for internal parking lot landscaping, and to fulfill parking lot perimeter landscaping requirement wherever a parking lot abuts a street or through</p>		<p>Pacific Avenue Other streets Through connections Infill block site area</p>




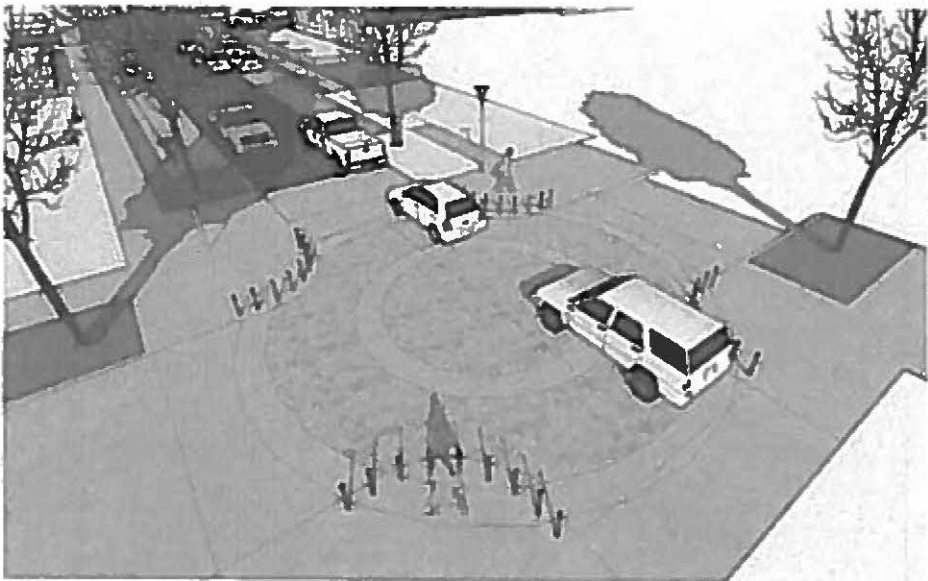
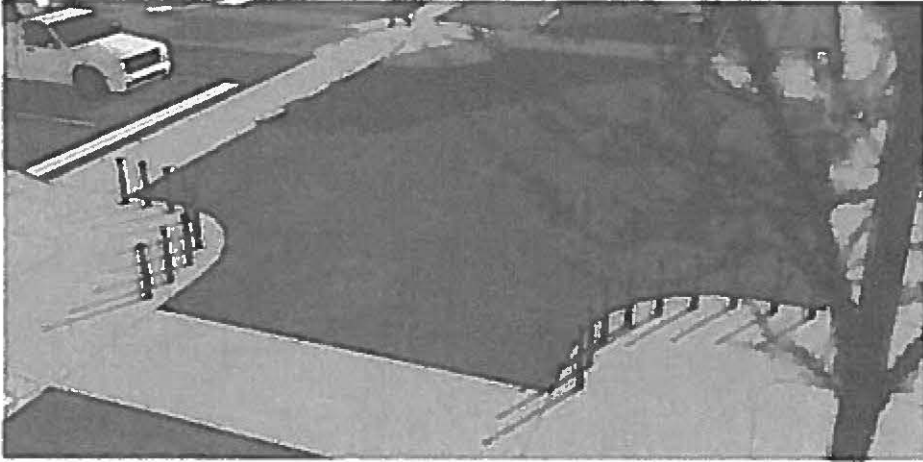

Parking Lot LID Approach	Example	Where Permitted
<p>connection. <u>Permeable paving is the preferred surfacing for parking lots where feasible.</u></p>	 <p>The top photograph shows a parking lot area with a row of native plants and a swale. The bottom photograph shows a similar setup with a different arrangement of plants and a swale.</p>	
<p>Parking Lot LID Approach B <u>(Internal Landscaping)</u> <u>Bioretention swales with native plants</u> Suitable for internal parking lot landscaping. May be used in conjunction with required parking lot tree planting. <u>Permeable paving is the preferred surfacing for parking lots where feasible.</u></p>	 <p>The photograph shows a parking lot with a bioretention swale filled with native plants, situated between parking spaces.</p>	<p>Infill block site area</p>
<p>Parking Lot LID Approach C <u>Swale with native plants including small trees and shrubs with vertical habit.</u> Suitable for internal parking lot landscaping, and to fulfill parking lot perimeter landscaping requirement wherever a parking lot abuts a street or through connection.</p>	 <p>The photograph shows a parking lot with a swale and native plants along a street, similar to the example in the second row.</p>	<p>Pacific Avenue Other streets Through connections Infill block site area</p>


TABLE 16.24.080-2, Street and Through Connection Crossing Approaches

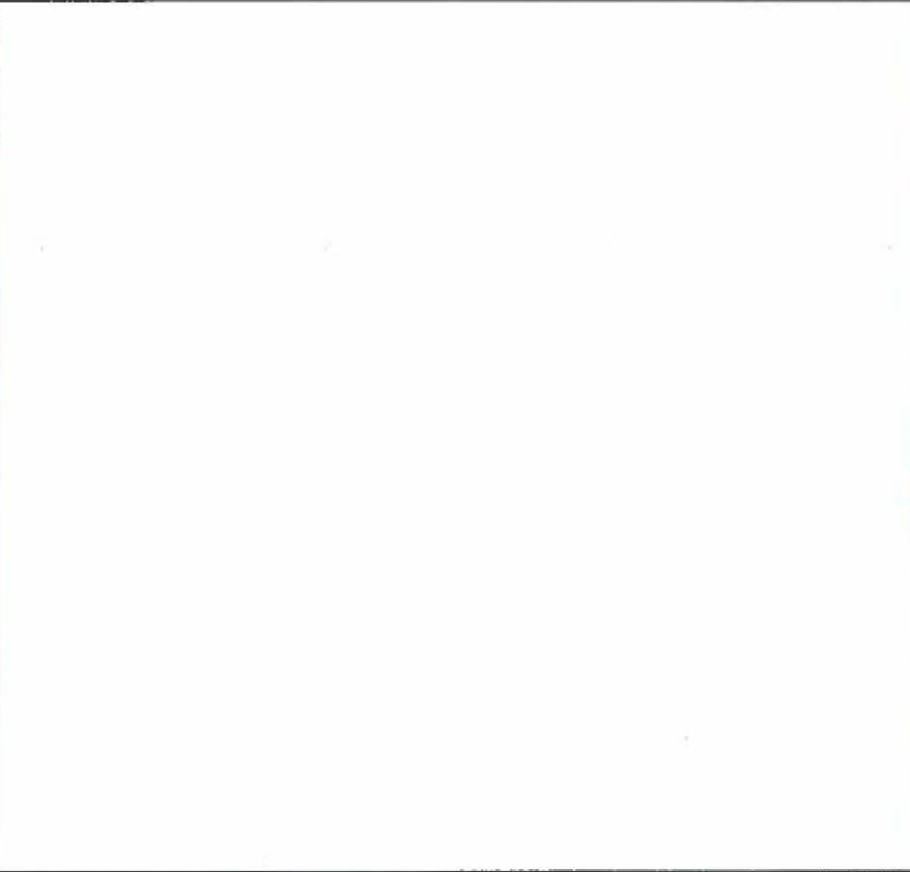
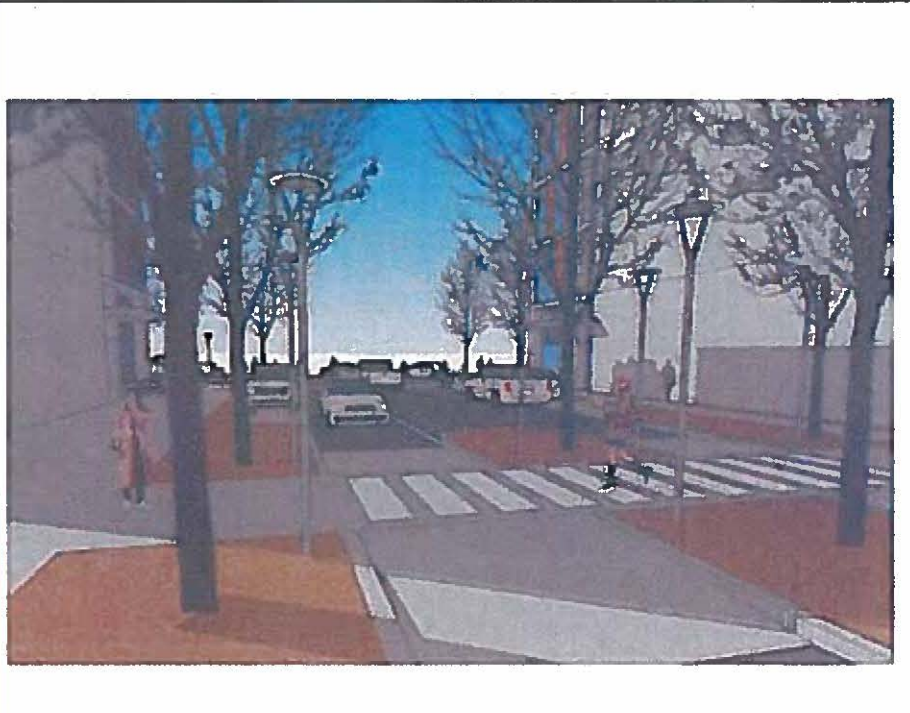
Crossing Description	Example	Location
<p>Urban Plaza Intersection</p> <p>Raise the intersection to the level of the adjacent sidewalks. Tighten intersection curb radii for slower turning speeds for motorized vehicles. Install vertical projections such as bollards and planters to channel the automobiles and increase the security and safety of pedestrians and bicyclists.</p> <p>Use textured paving and/or contrasting</p>		<p>Required 6th Avenue intersection with Golf Club Road¹</p> <p>Optional Pacific Avenue Other streets</p>

Crossing Description	Example	Location
<p>colors to promote a distinctive sense of place. Install <u>permeable paving</u>, unit pavers, textured paving, or other distinctive materials or contrasting colors to the flat surface of the intersection plaza.</p> <p>Vertical speed control elements shall be marked with a warning sign advising drivers.</p>		<p>Through connections</p> <p>City is responsible for construction of raised table intersection once Golf Club Road extension is completed.</p>
<p>Urban Corner</p> <p>Tighten intersection curb radii and encourage slower turning</p>		<p>Required 6th Avenue Golf Club Road between 6th and 7th Avenues</p>

Crossing Description	Example	Location
<p>speeds for motorized vehicles. Eliminate the change in grade between sidewalk and drive lane to prioritize pedestrian movement and mark a unique spot in the Woodland District. Flare the curb to meet the grade of the street along the full extent of the radius of the corner. Use bollards to protect pedestrians from automobile turning movements.</p>		<p>Optional Pacific Avenue Other streets Through connections</p>
<p>Pedestrian Corner Install curb extensions to visually narrow the street and alert drivers</p>		<p>Required Golf Club Road south of 7th Avenue Golf Club</p>


<p>Crossing Description</p>	<p>Example</p>	<p>Location</p>
<p>to exercise more care. Place curb extensions to create shorter and safer crossings for pedestrians. Take advantage of curb extensions to increase the available public realm space for street furniture, benches, street trees, and other amenities.</p> <p>Curb extensions should be installed wherever on-street parking is provided. Combine stormwater management features into curb extensions at corners.</p> <p>Install curb extensions</p>		<p>Road north of 6th Avenue Pacific Avenue Other streets</p> <p>Through connections in Woodland Square Subdistrict</p> <p>Through connections in Master Plan Areas</p> <p>Optional All other</p>

Crossing Description	Example	Location
<p>at street crossings to support pedestrian safety. Integrate flow-through planters and rain gardens, on-street parking, parklets, and bicycle parking corrals into the curb extension.</p>		<p>streets Through connections</p>
<p>Urban Mid-block Crossing Create shorter and safer crossings for pedestrians. Raise the level of the walkway to match the level of the adjacent sidewalk to prioritize pedestrian crossing and alert drivers to the mid-block crossing.</p>		<p>Required Golf Club Road south of 7th Avenue Golf Club Road north of 6th Avenue Pacific Avenue Other streets within the Woodland Square Subdistrict Other streets within the Master</p>

<p>Crossing Description</p>	<p>Example</p>	<p>Location</p>
<p>Install <u>permeable paving</u>, unit pavers or other distinctive materials to the flat surface to further define the speed table. Vertical speed control elements shall be marked with a warning sign advising drivers.</p>		<p>Plan Areas Through connections in Woodland Square Subdistrict Through connections in Master Plan Areas</p>
<p>Mid-block Crossing with Pedestrian Refuge Where streets have more than two travel lanes, pedestrian crossings shall include a pedestrian refuge within the median to provide an</p>		<p>Required 6th Avenue Pacific Avenue</p> <p>Optional Other streets Through connections</p>

Crossing Description	Example	Location
additional measure of safety. Incorporate planted beds, flow-through planters and rain gardens within the median island.		

TABLE 16.24.080-3, Traffic Calming Approaches

Traffic Calming Description	Example	Where Permitted
<p>Urban Woonerf</p> <p>Urban shared space streets function foremost as public space for shopping, commerce, culture, socializing, and recreation. The design speed of an urban shared space street is 18 mph.</p> <p>Install flush textured or pervious pavement to reinforce the priority of the pedestrian. Special pavements, especially unit pavers shall be selected for regional climate, durability, and</p>		<p>Optional Golf Club Road Other Streets</p> <p>Optional, without continuous sidewalk requirement Through Connections¹</p>

<p>maintenance. Sidewalks and street are installed at the same elevation (level). Align drainage channels with center or along the flush curb of the urban shared space streets.</p> <p>Provide continuous sidewalks on both sides of urban shared space streets with three distinct zones: frontage zone, pedestrian through zone, and street furnishings zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk. Provide on-street curbside parking.¹</p>		
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Curbed Street--Bulb-outs

Curb extensions are used at intersections to shorten the distance between curbs at pedestrian crossings. Use curb extensions to integrate parking lane materials and treatments, such as permeable paving. Install curb extensions wherever on-street parking is integrated to increase visibility, reduce the crossing distance, provide extra queuing space, and allow for enhancements, such as seating or greenery. Combine stormwater management features such as bio-swales or rain gardens with curb extensions to reduce the impervious surface area of the street.

Provide continuous sidewalks on both sides of curbed streets with four distinct zones: frontage zone, pedestrian through zone, street



Required
6th Avenue
intersection
with Golf
Club Road
Pacific
Avenue


Other
streets

Through
connections¹

¹Through
connections
are
exempt
from the
requiremen
t for
continuous
sidewalk
and
on-street
parking.

<p>furnishings zone, and curb zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk. Parklets are ideal for curbed streets with active storefronts, foot traffic, and retail activity. Provide on-street curbside parking.</p>		
<p>Queuing Street (Yield Street) Local streets in residential neighborhoods are also spaces for play and leisure. Provide safe and inviting places to walk with direct access to destinations. Two-way yield streets are suited to residential areas where drivers are expected to travel at low speeds. Provide continuous sidewalks on both sides of queuing streets with four distinct zones: frontage zone,</p>		<p>Optional Golf Club Road Other</p>

<p>pedestrian through zone, street furnishings zone, and curb zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.</p> <p>Driveways shall be constructed to eliminate intrusion upon the sidewalk. Sidewalk materials and grade shall be maintained across driveways.</p> <p>Use the planted furnishings zone of the sidewalk for street trees, bio-swales, and rain gardens.</p> <p>Install curb extensions at intersections to maintain safe travel speeds and reinforce the residential nature of the street.</p> <p>Install curb extensions at mid-block to slow traffic speeds and add public space. Install vertical speed control devices like raised crosswalks and</p>		<p>streets</p> <p>Through connections¹</p> <p>¹Through connections are exempt from the requirement for continuous sidewalk and on-street parking.</p>
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<p>mid-block crossings to encourage safe speeds and meter through traffic.</p> <p>Provide on-street curbside parking.</p>		
<p>Chicane Street</p> <p>Chicane streets are suited to residential areas where drivers are expected to travel at low speeds.</p> <p>Driveways shall be constructed to eliminate intrusion upon the sidewalk. Sidewalk materials and grade shall be maintained across driveways.</p> <p>Use the planted furnishings zone of the sidewalk for street trees, bio-swales, and rain gardens.</p> <p>Install curb extensions at intersections to maintain safe travel speeds and reinforce the residential nature of the street.</p> <p>Provide continuous sidewalks on both sides of chicane streets with four distinct zones: frontage zone, pedestrian through zone, street</p>		<p>Optional Golf Club Road</p> <p>Other streets</p> <p>Through connections¹</p> <p>¹Through connections are exempt from the requirement for continuous sidewalk and on-street parking.</p>

<p>furnishings zone, and curb zone. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.</p> <p>Install curb extensions at mid-block to slow traffic speeds and add public space. Install vertical speed control devices like raised crosswalks and mid-block crossings to encourage safe speeds and meter through traffic.</p>		
<p>Woonerf—Residential</p> <p>Woonerf--residential streets are low-volume residential streets functioning foremost as public space for recreation, socializing, and leisure. The design speed of a woonerf--residential street is 12 mph. Identify woonerf--residential streets with signage indicating</p>		<p>Optional Other streets Through connections¹</p> <p>¹ Through connections are</p>

<p>that motorists must yield and the pedestrian has priority of movement. Mark entrances to woonerf--residential streets with tactile warning strips that alert both drivers and pedestrians. Install flush textured or pervious pavement to reinforce the priority of the pedestrian. Special pavements, especially unit pavers, shall be selected for regional climate, durability, and maintenance. Sidewalks and street are installed at the same elevation (level). Align drainage channels with center or along the flush curb of the woonerf--residential street.</p> <p>Provide continuous sidewalks on both sides of woonerf--residential street with four distinctive zones: frontage zone, pedestrian through zone, street furnishings zone, and curb zone. Install street</p>		<p>exempt from the requirement for continuous sidewalk and on-street parking.</p>
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<p>furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from the pedestrian realm of the sidewalk.</p> <p>Stagger blocks of on-street parking and landscaping to create a chicane effect. Install street furniture, including bollards, benches, planters, and bicycle parking to functionally separate cars from private space.</p>		
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Section 67. Section 16.24.120 of the Lacey Municipal Code is hereby amended to read as follows:

16.24.120 Submittal requirements.

The development application shall contain the following items:

- A. Application Narrative. Four copies required.
 - 1. Project site address;
 - 2. Project description;
 - 3. List of requested adjustments, if any;
 - 4. List of submittals provided;
 - 5. For all multifamily projects or mixed-use projects with multifamily development, provide a description of compliance with crime prevention through environmental design (CPTED) techniques.
- B. Plans. Four copies of the set of plans are required. The license stamps of the architect and landscape architect shall be on each appropriate plan page.
 - 1. Vicinity Plan. A vicinity plan is required containing the following information (one inch equals five hundred feet or larger):
 - a. Site boundaries;
 - b. Site address;

- c. Woodland District Neighborhood designation;
- d. Plan showing project location within the Woodland District;
- e. Names of adjacent streets with street and through connection designation (Refer to Figure 16.24.050-1 Regulating Plan, Street Types)

2. Site Plan. A site plan is required containing the following information (one inch equals twenty feet or larger):

- a. Site address;
- b. Woodland District Neighborhood designation;
- c. Names of adjacent streets;
- d. Location of adjacent buildings on abutting properties;
- e. Site dimensions;
- f. Existing grade and finished grade (maximum two-foot contours);
- g. Location and dimensions of existing and proposed site circulation for automobiles and pedestrians. Indicate location of site ingress and egress and patterns of on-site automobile circulation with directional arrows. Clearly identify any requested adjustments to development standards (refer to LMC 16.24.050, Streets, through connections and connection spacing);
- h. Location and dimensions of existing and proposed structure(s), accessory structures with appropriate setbacks;
- i. Location of trees as determined by the Lacey tree protection professional;
- j. Location, dimensions, and nature of any proposed easements or dedications; and
- k. Location, dimensions, and description of common open space and recreation areas (refer to LMC 16.24.040, General standards required for all development).

3. Landscaping Plan. The landscaping plan shall contain the following information (one inch equals twenty feet or larger):

- a. Survey of existing trees; trees to be retained; and trees to be removed;
- b. Existing plant material and soil to be retained;
- c. Proposed plant material to be placed on site. The type, size, number and spacing on plantings must be illustrated (refer to LMC 16.24.040, General standards required for all development);
- d. Surface parking location and design (refer to Chapter 16.72 LMC);

- e. Bicycle parking location and design (refer to Chapter 16.72 LMC);
- f. Loading and service area location and design (refer to Chapter 16.80 LMC);
- g. Screening and buffering: general; perimeter fencing and walls; parking structures; and surface parking lots (refer to Chapter 16.80 LMC).
- h. All areas where soils are to be amended (Refer to the current City of Lacey Stormwater Design Manual);
- i. Locations where plant and soil materials will be stored during construction;
- j. Timeline for site preparation and installation of plant materials

4. **Building Form and Massing.** Submit complete elevations (one-eighth inch equals one foot or larger) of all proposed construction and related elevations of existing structures (if any) within twenty-five feet of the site. Elevations shall include the following information:

- a. Dimensioned elevations of building showing:
 - (1) Required building setbacks (if any) (refer to LMC 16.24.060, Building, form, siting and site design);
 - (2) Required ground floor height (refer to LMC 16.24.060, Building, form, siting and site design);
 - (3) Required weather protection (refer to LMC 16.24.060, Building, form, siting and site design);
 - (4) Required ground floor transparency (refer to LMC 16.24.060, Building, form, siting and site design);
 - (5) Required weather protection for required building entrance(s) (refer to LMC 16.24.060, Building, form, siting and site design);
 - (6) Pedestrian protection--sidewalk (refer to LMC 16.24.060, Building, form, siting and site design);
 - (7) Minimum, maximum, and proposed podium height (refer to LMC 16.24.060, Building, form, siting and site design); and
 - (8) Maximum building height and required building setbacks (if any) (refer to LMC 16.24.060, Building, form, siting and site design);
- b. Elevations should show the type and color of exterior materials;
- c. Location and elevations of exterior lighting for site and buildings; and
- d. Perspective drawings, photographs, color renderings or other graphics which accurately represent the proposed project.

5. Sections. Submit a minimum of two site and building cross section profiles (one-eighth inch equals one foot or larger) with the following information:

- a. Scale;
- b. Building(s) details;
- c. Landscaping against the building when installed;
- d. Lighting fixtures and standards; and
- e. Signs.

6. Roof Plan. The roof plan shall contain the following information (one inch equals twenty feet or larger):

- a. Extent of the project site and location of new and existing buildings;
- b. Extent and location of new roof(s);
- c. Extent and location of building tower(s) (if any);
- d. Dimensions and area of floor plate for proposed building tower(s). If more than one tower, show clear dimensions between towers (refer to LMC 16.24.060, Building, form, siting and site design).

C. Professional Design.

1. The applicant shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.

2. Appropriate professionals shall include, but not be limited to, the following to provide the elements of the planning process set out in this section:

- a. An urban planner with Form-Based Codes Institute certification, or Congress for the New Urbanism accreditation, or holding full membership in the American Institute of Certified Planners, or a professional planner with prior experience representing clients before the site plan review committee, planning commission, or city council.
- b. An architect licensed by the state of Washington or holding full membership in the American Institute of Architects;
- c. A landscape architect registered by the state of Washington;

3. One of the professional consultants chosen by the applicant from either subsection (C)(2)(a), (b) or (c) of this section shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.

4. The selection of the professional coordinator of the design team will not limit the owner of the developer in consulting with the planning staff.

Section 68. Section 16.25.090 of the Lacey Municipal Code is hereby amended to read as follows:

16.25.090 Pedestrian circulation requirements.

- A. It shall be the responsibility of the property owner/developer to provide a safe and convenient pedestrian circulation linkage system as described in this section and meeting the pedestrian circulation requirements set forth in LMC 14.23.086.
- B. The pedestrian linkage system is a network including the major pedestrian corridor, landscaped walkways and perimeter sidewalks. It is established to provide safe pedestrian routes; enhance the appearance of buildings and their settings; provide a unified design element to offset varying architectural styles; and to soften the appearance of parking lots and service storage areas.
- C. When zero foot setbacks are utilized, landscaping requirements for planter strips may require sidewalks to be located outside of the normal right-of-way. In such cases, an unrestricted easement across sidewalks shall be granted to the city.
- D. To maximize a pedestrian-friendly environment by providing an adequate separation between pedestrians and automobile traffic, development of a planter strip with street trees and grass between the curb and sidewalk shall be a primary goal and shall be required unless specifically stated otherwise below.
- E. In cases where a sidewalk exists adjacent to the curb, the sidewalk must be moved back to accommodate a new planter strip; provided, that improvements to the property necessitating site plan review and requiring conformance with this title exceed twenty-five percent of the fair market value of existing improvements at the site and the site has one hundred feet or more of lineal feet of frontage. In cases where only minor improvements to a project site are requested that do not exceed twenty-five percent of the fair market value of existing improvements at the site or the site has less than one hundred feet of frontage, the requirement for moving the sidewalk shall not be mandatory, provided, however, that in consideration of the twenty-five percent threshold all improvements at the site since the effective date of this provision shall be included in calculating the total value. The twenty-five percent value shall be determined using the valuation procedures provided for in Chapter 14.04 LMC adopting the building code for proposed improvements and assessors office values for current structures.
- F. Where adjacent properties do not have a planter strip and the sidewalk abuts the street, the new sidewalk shall be meandered to interconnect with the existing sidewalk and will provide the required planter strip for the project's street frontage.
- G. In cases where provision of a planter strip would necessitate removal or moving of a building, provision of a planter strip shall not be required unless the site is to be redeveloped and the building removed and reconstructed as part of the proposal.
- H. In cases where parking must be removed to provide the planter strip and landscaping, this shall be required, provided it leaves the site with at least seventy-five percent of the number of parking stalls required by the city zoning code or parking can be obtained on an adjacent site.

I. In cases where a minimum six-and-one-half-foot planter strip area cannot be provided because of limitations discussed above, options for different dimensions of the planter area discussed below under subsection R of this section, street tree planting requirements, may be used if approved by the department of community development. Minimum planter strip requirements may not be reduced when a zero-foot front setback is proposed. Where the zero-foot front yard setback is proposed, the front of the building shall have a main pedestrian entrance. Permeable paving sidewalks are required where planter strips are not installed, if feasible.

J. Because of identified financial impacts of requirements to move existing sidewalks, the city of Lacey shall establish a local grant program for very small businesses that would otherwise not be able to afford to move the sidewalk. Very small businesses shall be defined as those businesses with less than four employees. The grant program shall provide that the city will share up to fifty percent of the costs of landscaping and sidewalk improvements. The grant may be in the form of cash, city labor, city services or other real contribution resulting in cost reduction to the recipient. The director of community development is authorized to develop administrative policies and procedures in carrying out the intent and requirements of this section.

K. Where a linkage system exists or is required outside of a public right-of-way, an easement to the city of Lacey shall be required to provide continuity of public access to adjoining properties.

L. A structure may extend into or over a required linkage system or walkway only when:

1. The encroachment is integrated into the linkage system by providing a covered walkway, arcade, marquee, etc. or it otherwise complements pedestrian activities; and
2. The required width of the linkage system is maintained or when compensation is provided at another location.

M. Where a linkage system adjoins a public street, the system's width shall be measured from the edge of the existing or proposed curb.

N. Construction standards shall be as specified in this chapter and the City of Lacey Development Guidelines and Public Works Standards.

O. A pedestrian-oriented facility may utilize a zero foot front yard setback if it meets all of the following criteria:

1. Use is pedestrian-oriented as determined by the director of community development or designee;
2. Facade has pedestrian-friendly features, such as awnings, main entrances, and pedestrian scale;
3. Pedestrian entrance is direct to building with no parking or vehicle access lane between sidewalk and the main pedestrian entrance to the building.

P. Each segment of walkways, perimeter sidewalks and landscaping shall be maintained by the property owner, unless a special assessment district is duly established for the specific purpose of maintaining a portion of or all such pedestrian linkage and landscaping improvements. The city

shall maintain the intersections of all public streets adjoining any portion of the pedestrian linkage system.

Q. A plot plan of all proposed pedestrian linkage improvements identifying all dimensions and pedestrian features shall be submitted along with the site plan for review to the city.

R. The property owner shall install street trees, in addition to any other landscaping requirements, in accordance with the City of Lacey Development Guidelines and Public Works Standards.

A street tree planting area may also include decorative paving, other plant materials and street furniture as required by LMC 14.23.086.

S. Outdoor exhibits, displays, sales, service of food or drinks, or other activities may be conducted in pedestrian open space and linkage systems, including plazas, whether or not such facilities or activities are customarily accessory to the adjacent principal use; provided, free pedestrian movement through the area without unreasonable interruption by such facilities or activities is available; and provided, said activities comply with the city's regulations for street merchants. Areas, activities and facilities so approved may be used for regular, intermittent, or temporary special events without further permitting under these zoning regulations, but shall not be exempted hereby from requirements for other permits.

Section 69. Section 16.25.100 of the Lacey Municipal Code is hereby amended to read as follows:

16.25.100 Landscaping requirements.

~~All requirements of Chapter 16.80 LMC shall be satisfied.~~ ~~A. — The provisions of Chapter 16.80 LMC apply to development in the CBD land use districts.~~

~~B. — It shall be the responsibility of the property owner/developer to ensure the provision of healthy, growing landscaping.~~

Section 70. Section 16.25.130 of the Lacey Municipal Code is hereby amended to read as follows:

16.25.130 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Section 71. Section 16.27.090 of the Lacey Municipal Code is hereby repealed.

Section 72. Section 16.27.130 of the Lacey Municipal Code is hereby amended to read as follows:

16.27.130 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Section 73. Section 16.34.050 of the Lacey Municipal Code is hereby amended to read as follows:

16.34.050 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 LMC.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

B. Storage. Outside storage of any kind is prohibited with the exception of nurseries.

C. Refuse.

1. Refuse container screening shall be required and be native and drought tolerant landscaping or ~~of a~~ material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.

Section 74. Section 16.34.090 of the Lacey Municipal Code is hereby amended to read as follows:

16.34.090 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Section 75. Section 16.36.090 of the Lacey Municipal Code is hereby amended to read as follows:

16.36.090 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Section 76. Section 16.37.090 of the Lacey Municipal Code is hereby amended to read as follows:

16.37.090 Landscaping requirements.

~~All requirements of Chapter 16.80 LMC shall be satisfied. All developments in the Hawks Prairie Business District shall be required to meet the requirements of Chapter 16.80 LMC.~~

Section 77. Section 16.37.100 of the Lacey Municipal Code is hereby amended to read as follows:

16.37.100 Stormwater runoff.

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual. ~~All stormwater runoff shall be retained and disposed of in accordance with the Drainage Design and Erosion Control Manual for the Thurston Region as adopted by Lacey. It is the intent of this district to manage stormwater in regional or shared facilities wherever possible, provided topographic and geologic conditions allow. Such systems shall be centrally located and designed to function as an amenity to the area in a manner consistent with the conceptual development plans set forth in Tables 16T-67 through 16T-70. Systems designed for runoff retention and control shall be subject to review and approval by the city.~~

Stormwater generated on site shall not cause pollution to any surface or ground water so as to violate local, state or federal standards governing the quality of such waters.

Section 78. Section 16.39.080 of the Lacey Municipal Code is hereby amended to read as follows:

16.39.080 Landscaping.

~~A. — All areas of the site not developed with impervious surfaces shall be landscaped.~~

~~B. — All landscaping shall be irrigated.~~

~~C. — Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements.~~

~~D. — All requirements of Chapter 16.80 LMC, Landscaping, shall be~~ satisfied~~met.~~

Section 79. Section 16.39.090 of the Lacey Municipal Code is hereby amended to read as follows:

16.39.090 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Section 80. Section 16.40.040 of the Lacey Municipal Code is hereby amended to read as follows:

16.40.040 Environmental performance standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 LMC. In addition, any outside storage must have sight-obscuring screening, such as native and drought tolerant vegetation, around the storage area. All stored materials shall not exceed the height of the screening.

Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

Section 81. Section 16.40.085 of the Lacey Municipal Code is hereby amended to read as follows:

16.40.085 Refuse.

A. Refuse container screening shall be required and be native and drought tolerant landscaping or of a material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.

Section 82. Section 16.40.090 of the Lacey Municipal Code is hereby amended to read as follows:

16.40.090 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design

Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. Where wetlands are adjacent to the site, low impact development techniques and drainage strategies shall be considered.

Section 83. Section 16.42.100 of the Lacey Municipal Code is hereby amended to read as follows:

16.42.100 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Section 84. Section 16.43.050 of the Lacey Municipal Code is hereby amended to read as follows:

16.43.050 Development standards.

Site development plans shall conform with the following standards:

- A. Relationship of PID Site to Adjacent Areas. The design of a PID shall take into account the relationship of the site to the surrounding areas. The perimeter of the PID shall be so designed as to minimize undesirable impact of the PID on adjacent properties and, conversely, to minimize undesirable impact of adjacent land use and development characteristics on the PID.
- B. Site Acreage. The minimum site for a planned industrial development shall be ten acres.
- C. Lot Size. The minimum lot size provisions of other chapters of the zoning title are waived in a planned industrial development.
- D. Setback and Side Yard Requirements. Setbacks from the exterior boundary line of the PID area shall be comparable to or compatible with those of existing development of adjacent properties or, if adjacent properties are undeveloped, the type of development which may reasonably be expected on such properties given the existing zoning of such properties or the projections of the comprehensive plan. In no event shall such setback be less than fifteen feet.
- E. Off-Street Parking. Off-street parking shall be provided in a PID in the same ratios for types of buildings and uses as required for the underlying zoning district and as described in Chapter 16.72 LMC.
- F. Height Limits. Height limits will be imposed if necessary to prevent detrimental effects upon the surrounding properties.

G. Transportation Terminals. Transportation terminals shall not be located within one thousand feet of any residential district, and any newly constructed roads or drives accessing terminal areas shall not be located within five hundred feet of any residential district.

H. Landscaping.

1. Yard Setback Landscaping. All exterior minimum yard setback areas shall be landscaped with suitable ground cover and deciduous ~~trees~~ or ~~evergreen trees~~ conifers, not to be less than:

- a. Front yard, fifteen feet,
- b. Side yard(s), five feet,
- c. Rear yard, five feet;

The sum total of the site shall have no less than twenty percent landscaping. Landscaping must be included within the interior of the lot. Suitable ground cover may ~~be~~ include native vegetation, grass, ~~ivy, or~~ bark mulch, ~~river rock, and the like~~. Natural Native vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements. All deciduous trees shall have a minimum of one-and-one-half inch caliper measured six inches above existing grade and all ~~evergreen trees~~ conifers shall be six to eight feet tall at time of planting.

2. Adjacent Areas. Parcels or lots which share a common boundary with properties in a residential or open space/institutional district shall, in lieu of the exterior boundary setback required in LMC 16.43.050(D), provide a twenty-five foot strip for landscaping along said common boundary.

The exterior edge(s) of the common boundaries shall be densely planted with site screening vegetation having a minimum height of four feet at the time of planting.

3. The perimeters of all parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the site.

4. Refuse.

a. Refuse container screening shall be required and be native and drought tolerant landscaping or ~~of a~~ material and design compatible with the overall architectural theme of the associated structure. Screening shall be at least as high as the refuse container, and shall in no case be less than six feet high.

b. No refuse container shall be permitted between a street and the front of a building.

c. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

5. Plot Plan.

Plan Requirements. The site plan shall be accurately drawn, using an appropriate engineering or architect scale, and showing the following:

- a. Boundaries and dimensions of the site;
- b. Location and identification of all streets, alleys and easements on or abutting the site;
- c. Location and approximate dimension of all conforming structures within one hundred feet of the site on abutting properties;
- d. Proposed location and dimensions of all on-site buildings;
- e. Existing and proposed topography at a maximum of five-foot contours, or by an alternate method approved by the city;
- f. Proposed landscaping including location, species and size at time of planting;
- g. Existing vegetation in general and identifying all ~~evergreen-conifer~~ and deciduous trees four inches and greater in diameter measured at twenty-four inches above grade level;
- h. Details of any proposed architectural barriers;
- i. Location of existing and proposed driveways and parking surfaces, curbs and

6. Installation and Security Requirements.

- a. Landscaping required pursuant to this chapter must be installed to the satisfaction of the enforcing officer, in accordance with the approved site plan, no later than three months after issuance of a certificate of occupancy for the project. The enforcing officer may extend the time limit for compliance up to six months after issuance of a certificate of occupancy when circumstances beyond the control of the applicant warrant an extension.
- b. The enforcing officer may require performance bonds or other appropriate security, including letters of credit and set aside letters, to ensure landscaping will be installed and maintained for one year, according to the approved plan and specifications.

7. **Maintenance and Enforcement.** All landscaped areas required by this code shall be planted according to accepted practice in good soil with a water source within seventy-five feet (except for self-sustaining natural-type growth commonly occurring in the vicinity of the development) and maintained with respect to pruning, trimming, watering or other requirements to create an attractive appearance and a healthy growing condition. Dead, diseased, stolen or vandalized plantings shall be replaced within three months. Property owners shall keep the planting area reasonably free of weeds and trash. Lack of maintenance shall constitute a violation of this code. The enforcing officer shall have the authority to enforce the standards set forth in this

chapter and the conditions attached to all permits for development pursuant to application of this chapter, in accordance with the provisions of Chapter 16.102 LMC. sidewalks.

Section 85. Section 16.45.040 of the Lacey Municipal Code is hereby amended to read as follows:

16.45.040 Future uses.

A. Whenever mineral extraction sites are exhausted or their extraction ceases to be economically justified, or are discontinued for any other reason, the site shall be restored to a condition which will:

1. Support regeneration of natural vegetative growth by the reintroduction of topsoil, in accordance with the soil amendment requirements in the current City of Lacey Stormwater Design Manual and appropriate seeding and fertilizing;
2. Eliminate or reduce to a reasonable minimum level the erosion of soil by the action of winds or water runoff.

B. Future use of such sites shall be subject to site plan review and environmental review, and may require an environmental impact statement. The review and assessment shall take into account:

1. The overall needs of the community;
2. The use of land and zoning in the general vicinity of the site;
3. The adaptability of the site for the proposed use;
4. The availability of utilities, adequate traffic ways;
5. Such other factors as the site plan review committee and/or the hearings examiner may recognize as being reasonably related to the proposal for a new use of the site.

Section 86. Section 16.48.020 of the Lacey Municipal Code is hereby amended to read as follows:

16.48.020 Permitted uses.

A. Specific types of permitted uses are those which provide a public service or fill a public need as described in the statement of intent. Uses shall also be appropriate to the specific site and the intent behind each site's designation as OSI. OSI sites designated as the result of a sensitive area designation should only be used for natural resource conservation purposes with associated trails for passive recreation opportunities or such active recreation opportunities as the City concludes is appropriate to the protection, conservation and use of such area. OSI sites designated as such for reasons other than sensitive area classification may be used for such other purposes as allowed in Chapter 16.48 LMC. Such uses include but are not limited to the following:

1. Parks, greenways~~belts~~ and open space for active or passive recreation or enjoyment. (Note: Whenever a park or open space is created as an integral part of a subdivision, such

park or open space shall be designated an open space/institutional district on the official zoning map);

2. Government buildings or offices such as city hall, fire stations, schools and colleges, hospitals, community meeting or recreation halls;
3. Libraries, museums, or similar cultural facilities;
4. Churches;
5. Residential uses as an incidental use to the permitted use such as caretaker's quarters, or as an accessory use to institutional facilities such as housing for students, staff or faculty of colleges, hospitals and the like.
6. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC.

B. Similar or related uses permitted, and criteria for determination of similarity or relatedness, are as follows:

1. Uses similar to, or related to, those listed in LMC 16.48.020(A) are permitted upon a finding of the enforcing officer and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the land development plan.
2. The criteria for such finding of similarity shall include but not be limited to the following:
 - a. The proposed use is appropriate in this area,
 - b. The development standards for permitted uses can be met by the proposed use,
 - c. The public need is served by the proposed use.

C. Conditional uses may be permitted as provided for in Chapter 16.66 LMC.

D. Child day care centers shall be allowed as an accessory use to those uses permitted by Chapter 16.48 LMC.

Section 87. Section 16.48.090 of the Lacey Municipal Code is hereby amended to read as follows:

16.48.090 Ingress and egress.

Ingress and egress at the site shall be limited to one driveway for each two hundred feet of frontage. ~~Where only one driveway serves a site, said driveway shall not be less than twenty five feet nor more than thirty five feet wide.~~ All driveways shall be not less than one hundred fifty feet from intersecting right-of-way lines, measured from the centerline of the driveway.

~~Curbs and gutters or permanently fixed bollards shall be provided to limit other vehicular access to the site.~~

Section 88. Section 16.48.110 of the Lacey Municipal Code is hereby amended to read as follows:

16.48.110 Landscaping.

- A. The preservation or enhancement of existing native plant materials shall be the predominant characteristic of landscape treatment in this district. Where new plant materials are needed to comply with the screening or aesthetic requirements of LMC 16.48.110, the materials shall be of species native or complementary to or compatible with the species native to the Pacific Northwest.
- B. Landscaping is also required in all setback areas and open space. Landscaping may consist of suitable ground cover, shrubs and trees. Suitable ground cover may include native vegetation, grass, or bark mulch. ~~Natural~~ Native vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements.
- C. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking, driveways, or streets around entrances or exits of the site.
- D. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times.

Section 89. Section 16.48.120 of the Lacey Municipal Code is hereby amended to read as follows:

16.48.120 Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual –and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

Section 90. Section 16.59.020 of the Lacey Municipal Code is hereby amended to read as follows:

16.59.020 Definitions.

Unless otherwise stated, the following words shall, for the purpose of this ordinance, have the meaning herein indicated. Any word used in this ordinance which is not defined herein and which is defined elsewhere in this zoning ordinance or the subdivision ordinance shall, for the purpose of this ordinance, have the meaning defined therein.

- A. **Accessory Dwelling.** A year-round housing unit not exceeding 850 square feet, with cooking facilities, sanitary facilities, and an independent means of access, either attached to a single-family unit or located on the same lot as a single-family unit.
- B. **Alley.** A public or private way or easement permanently reserved as a means of access to abutting property generally running down the middle of a block of lots, intended for access to the rear of adjacent lots and designed to standards of an "alley" as described in the Lacey Development Guidelines.
- C. **Bay.** A regularly repeated unit on a building elevation defined by columns, pilasters, or other vertical elements, or defined by a given number of windows or openings.
- D. **Belt Course (also string course or horizontal course).** A projecting horizontal band on an exterior wall marking the separation between floors or levels.
- E. **Blank Wall.** An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.
- F. **Boulevard.** A major road with a planted median in the center of two lanes, with greenways~~belts~~ on both outside edges.
- G. **Buffer.** An area of land, natural vegetation, or a structure used or created for the purpose of insulating or separating a structure or land use from other uses or structures in such manner as to reduce or mitigate adverse impacts of one on the other.
- H. **Build-up Line.** An alignment which dictates an average height to the cornice line or to the roof edge line on a street or space.
- I. **Building Scale.** The relationship between the mass of a building and its surroundings, including the width of street, open space, and mass of surrounding buildings.
- J. **Column.** A vertical pillar or shaft, usually structural.
- K. **Common Open Space.** A parcel, or parcels, of land, an area of water, or a combination of land and water including floodplain and wetland areas (consistent with LMC 14.28.370(B)) within a development site designed and intended for the use and enjoyment of residents of the development and, where designated, the community at large. The area of parking facilities serving the activities in the common open space may be included in the required area computations. Common open space shall not include:

1. The land area of lots allocated for single family dwellings and duplex dwellings, front yards, side yards, and rear yards, whether or not the dwellings are sold or rented.
2. The land area of lots allocated for apartment and townhouse dwellings, including front yards, side yards, rear yards, interior yards, and off street parking facilities whether or not the dwellings are sold or rented.
3. The land area of lots allocated for total commercial use, including front yards, side yards, rear yards, and parking facilities whether or not the commercial facilities are sold or rented.
4. The land area of lots allocated for semi-public uses, community clubs and community facilities, including open space for playgrounds and athletic fields which are a part of the principal use and may not be open to the general public of the village center; and front yards, side yards, rear yards, and other open space around the buildings; and parking facilities whether or not the schools and churches are sold or rented.
5. Street rights-of-way, planter strips along streets, driveways, off-street parking, and service areas.

L. **Community Green.** Open space in the form of a park area or old-fashioned town square that is designed to be a major focus for the village center, usually centralized and surrounded by commercial or high density uses.

M. **Context.** The character of the buildings, streetscape, and neighborhood which surround a given building or site.

N. **Cornice.** The top part of an entablature, usually molded and projecting.

O. **Cupola.** A small roof tower, usually rising from the roof ridge.

P. **Curtain Wall.** A light, non-structural outer wall of a building in the form of a metal grid with infill panels of glass and other materials.

Q. **Design Review.** A process where design characteristics of a project are reviewed for consistency with goals of the comprehensive plan and this chapter for proper neighborhood, site and building design. In the context of this ordinance, design review therefore includes review of neighborhood design for general issues such as layout of uses, connectivity of neighborhood areas, neighborhood focus points, and creation of a sense of place. It also includes review of specific plats for similar issues and more localized and specific issues such as relationship of the plat to adjacent plats in the context of the neighborhood plan (master plan), consistency of plat layout and design to neighborhood themes, specific placement and design of key uses or buildings, and requirements for general building design and characteristics within the plat. Design review also includes specific site and building design details; its facade and roof treatment, building style, orientation to sun and compatibility with plat conditions, etc. Design review requirements by nature of this definition will be implemented over the course of a village center's three stage review process, including more general neighborhood design review at the master planning stage,

somewhat more specific area review at the plat stage, and a site and building specific design review at the building permit stage. All design review processes shall be implemented concurrently with normal master plan, plat and site plan review and timing requirements.

R. Director. The director of the City Community Development Department or his/her designee.

S. Elevation. An exterior facade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.

T. Environmental Constraints. Features, natural resources, or land characteristics identified in the City's Environmental Protection and Resource Conservation Plan that are sensitive to improvements and may require conservation measure or the application of creative development techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development.

U. Facade. A building face or wall.

V. Fenestration. Window and other openings on a building facade.

W. Focal Point. (See Visual Termination).

X. Front Yard Setback. The required distance between a building and the fronting street right-of-way line.

Y. Gable. The triangular wall section at the ends of a pitched or gambrel roof.

Z. Gateway. A principal point of entrance into a district or neighborhood.

AA. Gateway Building. A building located at a gateway and which dramatically marks this entrance or transition through massing, extended height, use of arches or colonnades, or other distinguishing features.

BB. Human Scale. The relationship between the dimensions of a building, structure, street, open space, or streetscape element and the average dimensions of the human body.

CC. Lane. A private street or easement located through the interior of blocks and providing vehicular and service access to the side or rear of properties (also referred to as "alley.")

DD. Linkage. A line of communication or access, such as a pathway, arcade, bridge, lane, etc., linking two areas or neighborhoods which are either distinct or separated by a physical feature (e.g., a railroad line, major arterial) or a natural feature (e.g., a river, stream).

EE. Lintel. A horizontal beam over an opening in a masonry wall, either structural or decorative.

FF. Main Street (Commercial Area). A street containing a mix of uses, including the village center's greatest concentration of commercial development. This area, together with the community green and elementary school, shall form the focus of the neo-traditional neighborhood.

GG. Masonry. Wall building material, such as brick or stone, which is laid up in small units.

HH. Massing. The three-dimensional bulk of a structure: height, width, and depth.

II. Modified Grid Street Pattern. An interconnected system of streets which is primarily a rectilinear grid in pattern, however, modified in street layout and block shape as to avoid a monotonous repetition of the basic street/block grid pattern. Blocks are normally a length of 200 to 500 feet.

JJ. Neo-traditional Neighborhood. A pedestrian-oriented neighborhood, with variable lot width and sizes, a mix of dwelling unit types, on-street parking, and non-residential uses generally located along a main street commercial area or fronting on a community green. The size of the neighborhood is approximately a five minute walk from the core.

KK. Open Space. (See Common Open Space)

LL. Pilaster. A column partially embedded in a wall, usually non-structural.

MM. Pitch. The angle of slope of a roof or berm.

NN. Planter Strip. A planting area located within the public right-of-way, typically located between the curb and the sidewalk, and planted with ground cover and trees.

OO. Portico. An open-sided porch or walkway with a roof attached to a building sheltering an entrance or serving as a semi-enclosed space.

PP. Proportion. The relationship or ratio between two dimensions, e.g., width of street to height of building wall, or width to height of window.

QQ. Public Viewshed. That which is reasonably visible, under average conditions, to the average observer located on any public land or right-of-way, or on any common open space or semi-public open space which is normally accessible to the general public.

RR. Quoins. Corner treatment for exterior walls, either in masonry or frame buildings.

SS. Residential Density. The number of dwelling units in relation to the total land area proposed to be used for residential purposes, not including wetlands. This can also apply to the specific lot on which a building(s) is sited. It can be measured in dwelling units per acre (DU/A) or in Floor Area Ratios (FAR).

TT. Rhythm. The effect obtained through repetition of architectural elements such as building footprints, height, roof lines, or side yard setbacks; of streetscape elements, such as decorative lamp posts; or of natural elements, such as street trees.

UU. Rhythm of Solids to Voids. The relationship between the solid portions of a building facade and the voids formed by doors, windows, other openings and recesses. May also refer to the relationship between building mass (solids) and side yard setbacks (voids) along a street.

VV. Roof Type. Roof types referred to are mansard, hip, flat, gambrel, gable, shed.

WW. Semi-Public Recreation Area. (See Recreation Area).

XX. Public Sidewalk. A paved path provided for pedestrian use and usually located at the side of a road within a right-of-way. In residential areas it is separated from the street by a planter strip.

YY. Street Furniture. Functional elements of the streetscape, including but not limited to benches, trash receptacles, planters, telephone booths, kiosks, sign posts, street lights, bollards, and removable enclosures.

ZZ. Streetscape. The built and planted elements of a street which define its character.

AAA. String Course. (See Belt Course).

BBB. Texture. A surface finish.

CCC. Townhouse. A one-family dwelling unit which is part of a group of two or more such units separated by a common party wall having no doors, windows or other provisions for human passage or visibility. Each one-dwelling unit shall be attached by not more than two party walls.

DDD. Vested. A legal status given an application providing that the application will be processed and acted upon under the rules and regulations existing at the time such status is granted.

EEE. Viewshed. (See Public Viewshed).

FFF. Visual Preference Survey (VPS). A process by which communities have participated in evaluating the existing environment and in developing a common vision for the future.

GGG. Visual Termination. A point, surface, building, or structure terminating a vista or view, often at the end of a straight street or coinciding with a bend.

Section 91. Section 16.59.060 of the Lacey Municipal Code is hereby amended to read as follows:

16.59.060 Village Center Design

A. **Minimum Area.** A minimum of sixty contiguous acres of land shall be required for a village center.

B. **Neighborhood Design**

1. **Opportunities and Constraints Analysis.** At the beginning of the design process an assessment should be completed evaluating special opportunities and constraints associated with the property designated as a village center. Such things as wetlands, water bodies, steep slopes, tree resources, unique physical features, historical perspective, surrounding developments, solar access, and other issues should be considered in evaluating potential neighborhood development.

2. **A Sense of Place**

a. Each village shall be designed to create a unique identity and sense of place. This should be based upon a combination of natural features, surrounding circumstances, and special design. Natural features, particularly sensitive areas, should be emphasized to capitalize on the natural resource and build a special village identity.

b. Consideration should be given to the village's relationship to the surrounding community: how it fits in, the function it provides in the larger community, and special relationships to surrounding land uses.

c. Special design and architectural themes should be used to create or support the village's unique identity.

3. **Neighborhood Focal Points.** Each village shall have key focal points which serve as the "heart" of the village, such as a grade school, central park, commercial area, or prominent open space with sensitive areas, or a combination of such features. The focus points should strengthen the village's identity and promote a sense of place.

4. **General Layout**

a. **Street Layout.** The street layout shall be a modified grid pattern, friendly to pedestrians with connectivity as a major emphasis. See LMC 16.59.070 for street and pedestrian requirements.

b. **Blocks and Lots Within the Village Center**

(1) **Block Size.** Unless topographic conditions make it impractical, the street shall be designed to create blocks that are generally rectangular in shape, a modified rectangular shape, or another distinct geometric shape.

Irregular shaped blocks are generally discouraged, except where topographic or architectural/design considerations make it desirable.

Blocks should be designed to range between 200 - 500 feet. Lanes shall be permitted to bisect blocks. General orientation of lots and blocks shall consider solar access and design requirements. ~~Refer to Table 16T-26.~~

(2) Variation of Lot Width and Area. Lot areas and lot widths may vary at random in order to eliminate the appearance of a standardized subdivision.

- c. The modified grid pattern and lots should be laid out in consideration of solar access if possible given other competing interests and issues.
- d. Connectivity is a primary emphasis. Key gathering areas and focal points of the neighborhood shall be tied together by pedestrian and bike lanes as well as streets.
- e. Transit services shall be strategically located and designed to support village center activities.

5. Architectural Considerations. The village should be physically united by common design features. Themes should be built upon the village focus point, identity and sense of place. The master plan should set the framework through an adopted design vocabulary, giving guidance for plats and site plan review of individual projects. This shall not preclude the possibility of multiple themes or architectural styles within distinct segments or portions of the village as long as all themes utilize community focal points and are consistent with neighborhood continuity requirements.

6. Open Space and Community Green

- a. Not less than fifteen percent of a village center shall be allocated to and shall remain in common open space in perpetuity. Additionally, not less than fifty percent of the required open space must be usable for active recreation purposes. Wetlands, priority habitat sites or other environmentally sensitive areas and resources may only count for up to fifty percent of the common open space requirement.

Common open space shall be deed restricted to prohibit future subdivision or development, except for agricultural or recreational uses which may be permitted with the approval of the city. Common open space shall be used for social, recreational, and/or natural environment preservation purposes. The uses authorized must be appropriate to the character of the common open space, including its topography, size, and vegetation; as well as to the character of the development, including its size and density, the characteristics of the expected population, and the number and type of dwellings to be provided.

- b. In most situations, each village center should be designed to have one primary open space which shall be referred to as the community green. Refer to Table 16T-27. The community green shall have a minimum area of 20,000 square feet and the size, shape, and design of the community green should provide adequate space for concerts, outdoor exhibits, and community gatherings based on the number of residents expected in the development. Permeable paving and vegetated LID facilities are encouraged in the community green.

The community green is normally surrounded by a concentration of high density development which may include commercial, residential, and public and semi-public uses, community clubs, and community facilities. If the development includes a main street commercial area, the community green shall either front upon a main street, main

street shall terminate at the community green, or main street and the community green shall otherwise be incorporated into a combined community focus for the development. Nothing herein shall preclude a large tract from containing two or more separate phases with two or more separate community greens.

7. Density

a. **Residential Density.** The maximum allowable number of units and corresponding non-residential uses shall be determined by a development analysis considering land characteristics, neighborhood characteristics and market variables. Emphasis shall be placed upon achieving density necessary to promote transit along major transportation corridors according to the transportation plan; currently thought to be a minimum of seven units per acre. To the extent possible, the highest reasonable density should be allowed in development of the village center. Transfer of development rights, if available, and other bonuses should be employed when possible.

A village center is required to develop with density ranges of 3 to 20+ DU per acre.

A twenty-five percent increase in the number of units above the normal zoning designations may be allowed provided that a minimum of thirty percent of the total bonus units are set aside for households of moderate to low income. To the extent possible, these units should be slated for ownership with the conditional provision of subsequent sales limited to cost of living increment assigned and improvement equity according to the city's affordable housing policies as may be adopted or are hereafter amended.

b. **Commercial Density and Timing.** The commercial density of a village center shall be appropriate to provide commercial service to the village center and adjacent neighborhood consistent with a neo-traditional concept.

Anticipating that the commercial portion of the village center may not be economical until the residential portion is constructed, timing of the commercial portion shall be left to the discretion of the applicant(s), provided designated property for commercial use according to the binding master plan shall be reserved for such use.

8. Residential Dwellings: Functions and Types

a. A range of residential dwelling types shall be provided in the village center. The number of single family attached and detached structures, including townhouses, shall generally range from a minimum of sixty-five percent to a maximum of ninety percent. Of the remaining number of dwellings other than single family dwellings, no more than seventy-five percent should be the same type of dwelling unit (e.g., duplexes or apartments) provided the city may approve any ratio and mixture of housing if it believes such will be consistent with the intent of the neo-traditional concept and such mixture or ratio will provide a market situation necessary or desirable for the betterment of the community.

b. Single family residences can offer a range of lot sizes and densities from larger homes with larger lots to smaller compact homes utilizing zero lot line concepts with most

of the advantages of single family homes, but at densities that are high enough to support nearby retail and transit services.

c. Duplexes are two units attached at their sides. They achieve higher densities while providing single family-style rental opportunities. With few side yards, duplexes can create a formal sense of enclosure for streets and parks. Duplexes are encouraged close to the neighborhood's center but may be allowed in any zone within the village.

d. Townhouses are attached at their sides with private front and rear yards. They lend themselves to private ownership, while achieving high densities. With few side yards, townhouses can create a formal sense of enclosure for streets and parks. Townhouses are encouraged in close proximity to the neighborhood's center but may be permitted in any zone in the village.

e. Apartments and condominiums will provide affordable rental housing or apartment-style ownership potential in close proximity to retail, transit and public amenities. Buildings should address the street in a traditional way with entry porches, porticos and bays. A pedestrian connection is required to ensure a direct walking route to retail shops. Apartments and condominiums are permitted in all zones within the village with the exception of designated low density areas.

9. Commercial Functions. Commercial uses help to form the core of the village. Office uses should be located where employees will have good access by car and can walk to the core area for shopping, restaurants, local services and recreational amenities.

The office area can provide employment opportunities within the neighborhood and balance jobs and housing in the area. The commercial and office uses should be designed to accommodate both pedestrians and automobiles, with emphasis given to the pedestrian element and, in particular, pedestrians within the village.

Village centers with a community commercial element may have more of an automobile orientation than those with a neighborhood commercial designation. However, both designations shall be designed with the major emphasis of providing a comfortable, convenient and attractive shopping experience for local pedestrians.

10. Dispersion of Densities and Mix of Uses

a. Residential Density. Residential density shall generally decrease from the community green and/or center-core towards the periphery of the village center. However, a mix of dwelling unit types should be distributed throughout the development.

Smaller lots and higher density dwellings are generally located closer to the community green and main street commercial area. Different dwelling units may be mixed in any distribution within any single block, if desired.

A majority of the dwelling units should generally be located within a one thousand five hundred foot radius of the outermost boundary of the community green, and main street or core commercial area. Refer to Table 16T-28. In implementation of this general standard, consideration shall be given to the circumstances of the village, both internal and external.

The ultimate design should be consistent with local conditions, purposes and functions of the village. A general radius greater or lesser than one thousand five hundred feet may therefore be appropriate.

b. **Commercial Location and Dispersion.** Commercial components shall front on the interior streets of the village. Commercial uses can be mixed and integrated with dwelling units and public and semi-public uses, community clubs, and community facilities within the designated commercial area. The greatest concentration of commercial development should be located around a community green and/or within a main street commercial area.

If the development includes a main street commercial area the community green shall either front upon main street, the main street shall be readily accessible to the community green, or the main street and the community green shall be otherwise incorporated into a combined community focus for the development. Individual commercial uses may also be located in corner stores. Refer to Tables 16T-29 and 30.

c. **Community Facilities and Location:**

(1) The size, commercial use and densities of the village center designation warrant and require dedication of a grade school site. The exact location, size and arrangement of equity among multiple property owners shall be worked out with the North Thurston School District. This area shall count towards meeting identified impacts on school services. The design of the school shall be consistent and compatible with the general neighborhood themes and shall be acceptable to both the school district and the city.

(2) Each village center shall contain a community meeting facility for neighborhood recreation and meeting purposes. The facility shall be appropriately sized to meet the needs of the village center population. The building shall be dedicated to the homeowners association(s) or the city of Lacey at the city's option or other appropriate entity responsible for operation, maintenance and management.

(3) Adequate area should be designed and reserved as sites for semi-public uses such as community clubs, churches, day care and other institutional uses.

(4) Sites for semi-public uses may be located around the community green or within a main street commercial area and will generally occupy prominent or distinctive sites and act as sign posts for the community.

(5) Semi-public and public uses should normally occupy prominent or distinctive buildings; buildings that employ additional mass and height, civic architectural design, or other distinguishing features.

11. **Building Presence/Appearance**

a. Buildings located at gateways entering the village center, the community green or main street commercial center shall mark the transition into such areas in a distinct fashion

using massing, additional height, contrasting materials, and/or architectural embellishments to obtain this effect.

b. Focal points, or points of visual termination, shall generally be occupied by more prominent, monumental buildings and structures that employ enhanced height, massing, distinctive architectural treatments, or other distinguishing features. Refer to Table 16T-31.

Buildings on corner lots shall be considered significant structures, since they have at least two front facades visibly exposed to the street. If deemed appropriate by the city, such buildings may be designed with additional height and architectural embellishments, such as corner towers, to emphasize their location. Refer to Table 16T-32.

12. Neighborhood Continuity

a. Buildings shall be considered in terms of their relationship to the height and massing of adjacent buildings, as well as in relation to the human scale.

b. Buildings shall generally relate in scale and design features to the surrounding buildings, showing respect for the local context. As a general rule, buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes:

- (1) by maintaining front yard setbacks;
- (2) by maintaining base courses;
- (3) building materials;
- (4) and colors used in surrounding buildings.

c. Architectural treatment such as the following provide neighborhood continuity as well:

- (1) front yard porches;
- (2) window and door fenestration;
- (3) roof breaks;
- (4) entryways;
- (5) building proportion and modulation;
- (6) eave and cornice similarity.

d. Walls and fences shall be architecturally compatible with the style, materials, and colors of the principal building on the same lot. Stone walls or brick walls with a stone or cast stone cap, wood fences, decorative metal, or cast iron fences, masonry or stucco walls, and stone piers shall be encouraged. Solid wooden fences are permitted in rear and side

yards only. Highway-style guard rail, stockade, or contemporary security fencing such as barbed wire or razor wire are prohibited.

e. Similar landscaping themes shall be utilized to provide neighborhood continuity within a neighborhood or commercial area. This can be achieved by utilizing similar plant materials, planter boxes, hanging baskets, planter strips, etc.

f. Within residential neighborhoods, secondary residential uses should be designed to blend in with the existing neighborhood, i.e., height, character, scale, setbacks. Considerations should be made in regards to privacy for the secondary structure and adjacent units. Entrances to the secondary unit from the primary street should be clear.

C. Site Planning

1. Solar Orientation

a. Principles and guidelines of the city's solar ordinance should be considered and balanced in developing a site design layout to provide for passive solar opportunities.

b. For those lots that are developed in forested areas, the city's tree protection professional shall provide a recommendation for consideration during the normal review process. The tree protection professional may suggest tree replacement options of deciduous trees which will provide shade during the summer and allow sunlight during the winter.

2. Residential Expectations: (see Tables 16T-33, 34, 35, 36.)

a. Lot Size

(1) **Detached Single Family.** Single Family lots for detached homes may be as small as three thousand square feet. This use may be allowed within every zone in the village. Accessory units shall be permitted.

(2) **Duplexes.** Duplex lots may be as small as four thousand square feet.

(3) **Townhouses.** Townhouse lots should generally be between one thousand five hundred and three thousand square feet. Accessory units shall be permitted and shall be either located above the garage or integral to the building, provided all setbacks and height limits are met.

(4) **Apartments and Condominiums.** Apartments and condominiums will generally be built on lots of ten thousand square feet or more. However, a smaller lot size may be approved if it can be shown that such a lot size is appropriate to the scale of surrounding uses and intended building project. Apartments and condominiums may be built at a density of up to twenty dwelling units per acre with increases for incentives or bonus such as TDR or low income housing credits.

b. Height

(1) Detached Single Family, Duplexes and Townhouses. Units shall not exceed thirty-five feet in height within one hundred feet of existing single family residential homes. Tower elements on townhouses may extend fifty feet, but should not exceed a footprint area of four hundred square feet.

(2) Apartments and Condominiums. Apartments shall not exceed fifty feet in height within one hundred feet of existing single family homes, except tower elements, which may be sixty feet in height but shall not exceed a footprint area of four hundred square feet. Additionally, the height shall be designed to be compatible with adjacent lower structures and where necessary shall be stepped down to appear proportional and provide an appropriate transition.

c. Setbacks

(1) Single Family Detached, Duplex and Townhouse Units. Fronts of units shall be set back between eight and twenty feet from street rights-of-way and pedestrian connections. Awnings, porches, bays and overhangs may extend up to six feet into this setback. Sides of units shall be set back at least five feet from property lines. If a zero-lot-line condition is used, a single five foot side yard is required. No side setback is required for townhouse units. Primary structures shall be set back at least fifteen feet from the rear property line. For garage setbacks see "Garages and Driveways".

(2) Apartment Buildings. Apartment buildings shall orient to and line streets, with surface and/or "tuck under" parking located behind buildings in central courtyards.

Buildings shall be set back between eight and twenty feet from street rights-of-way. Awnings, porches, and bays may extend up to six feet into this setback. Buildings shall be set back at least ten feet from property lines abutting other uses (e.g., Village Commercial). A minimum twenty foot separation shall be provided between apartment buildings.

d. Entries and Porches

(1) Single Family Detached, Duplexes and Townhouses. Primary entries shall be accessed directly from a public street and must be visible from the street. Porches are required for each unit and must be located immediately adjacent to the primary entry. Porches must cover at least thirty percent of the primary facade of single family detached or fifty percent for duplex or townhouse (not including the garage) or consist of a clear space with a width of at least eight feet and depth of at least six feet, whichever is larger.

(2) Apartments. Primary entries shall be accessed directly from a public street and must be visible from the street. Secondary entries may face parking lots or loading areas. Ground floor units should have entries directly from the street; upper story units may share one or more entries. Entries shall be sheltered with an overhang or portico with a depth of at least four feet.

e. **Garages and Driveways**

(1) **Single Family Detached, Duplexes and Townhouses.** Garages shall be placed at the rear of lots and accessed from an alley unless an alley is not available. If an alley is not available, the garage may be integrated into the front facade. No setback is required for detached garages from the rear or side property line, except where adjacent to a public street, alley, or pedestrian connection, in which case a setback of at least five feet is required.

Garages integrated into the front facade shall be recessed at least two feet behind the primary front facade of the unit or a minimum two foot deep trellis or bay window shall be placed above the garage opening or similar architectural feature to achieve the goal of lessening the impact of the garage on the streetscape. If integrated into the front facade, the garage shall be at least twenty feet from the street right-of-way. The garage opening and the driveway integrated into the front facade shall not exceed a width of ten feet. Tandem (end-to-end) parking is permitted.

(2) **Apartment Building Parking.** Apartment buildings shall orient to and line streets with surface parking located behind buildings in central courtyards or with tuck-under garages. Parking lots shall not occupy more than fifty percent of the frontage of any public street. Landscaping and pedestrian requirements of Chapter 14.23 and 16.80 shall be met in parking lots. See also LMC 16.59.080 on parking.

f. **Facades.** To provide building articulation, structures should be modulated to prevent flat walls. This can be achieved through recessing or protruding portions of the building wall or repeating fenestration patterns.

Building facades should generally be articulated with balconies or bays. Facades shall not consist of an undifferentiated blank wall when facing a public street or pedestrian path.

Windows should be frequent and coordinate with the articulation of bays and balconies. Window frames shall provide a reveal with the exterior finish (not flush). Aluminum frame windows should be avoided. Double hung and casement windows are preferred.

Towers or other special vertical elements may be used on apartments in a limited fashion to focus access to the area from surrounding streets.

g. **Fences.** The maximum height of a fence shall be six feet along side and rear yards behind the front building line, and four feet forward of the front building line and along the front property line.

h. **Materials.** Exterior finishes shall be primarily wood and/or masonry. Rated panel siding such as T1-11 shall not be used.

i. **Roofs.** Hipped, gabled, or gambrel roofs are required. Flat roofs are not permitted. For long roofs on larger buildings architectural elements must be used to break up the roof line. Architecturally, a structure can contain balconies, bay windows, dormers, covered

entries, chimneys and other features to break up the roof line and provide architectural interest.

j. **Accessory Dwellings.** Accessory dwellings include apartments integrated within single family dwellings, or those located in detached accessory buildings located on the same lot as single family dwellings. Accessory dwellings shall be limited to eight hundred fifty square feet in floor area and, for the purposes of calculating residential density, shall not count as a dwelling unit. There shall not be more than one accessory dwelling located on a lot in addition to the single family dwelling. Refer to Table 16T-37.

k. **Mixed Residential/Commercial Building.** Apartment dwellings located on upper floors above commercial uses for the purpose of density calculations shall not count as a dwelling unit. Refer to Table 16T-38.

l. **Front Yard Treatment.** A minimum of fifty percent of all dwelling units, excluding accessory dwellings and apartment dwellings located on upper floors, shall have a clearly defined front yard using landscaping, hedging, fencing, or a brick or stone wall. Front yards of attached duplexes or townhouses may be unified into one common yard and treated as a single front yard for the entire building. Refer to Table 16T-39.

m. **Private Yards.** All dwelling units, except apartments located on upper floors, shall have a private yard or patio enclosed by a masonry wall, wooden fence, trellis or lattice, evergreen hedge, vines, or some combination thereof. The height of such yard or patio enclosure and design of said space shall be suitable to provide privacy and screen views of neighboring uses. Each upper floor apartment dwelling shall be provided with a terrace recessed inside the exterior building wall or the dwelling or a balcony projecting on the outside of the building wall. Refer to Table 16T-40.

n. **Spatial Relationships.** Spatial relationships between buildings and other structures shall be geometrically logical and/or architecturally formal. On a lot with multiple buildings, those located on the interior of the site shall front towards and relate to one another, both functionally and visually. A lot with multiple buildings may be organized around features such as courtyards, greens, or quadrangles which encourage pedestrian activity and social interaction. Refer to Table 16T-41.

o. **Transition Spaces.** Transition spaces for residential development shall be considered at the design stage of residential and mixed use developments to define public and private spaces. This can be achieved by physical design and layout.

Defining such transition areas is important since there will be instances where residential units will be placed above commercial establishments or high density multifamily units heavily integrated with commercial uses. Alternatively, providing transition areas can reduce the opportunity or invitation of crime in some cases just by site design.

Transition spaces can be created by utilizing several different elements:

- (1) a change in pathway textures
- (2) a low wall for plants or draping vines

- (3) a change in pathway elevation
- (4) use of a trellis or arbor

Any of the above listed elements can be used alone or in combination to create defined transitional spaces. (See *Table 16T-42.*)

Security should also be designed into transition areas such as:

- (1) **Parking Lot Layout:** Parking lot for residents should be located so that distances to dwellings and impervious surfaces are is minimal while permitting easy viewing from nearby windows.
- (2) **Orientation of Windows:** Windows should be oriented so that easy viewing can occur by residents.
- (3) **Location of Service and Laundry Areas:** Laundry rooms should be located in such a way that they can be observed by others. Windows and lighting should be utilized to assure viewing opportunities.
- (4) **Mailboxes:** Should be placed within a central location for easy viewing.

3. Expectations for Commercial Development

- a. **Height.** Commercial structures shall not exceed fifty feet in height within one hundred feet of existing residential homes except for tower elements which may extend to sixty feet in height, but shall not exceed a footprint area of four hundred square feet.
- b. **Setbacks and Configuration.** In general, retail buildings which house a series of small ancillary shops shall come to the street right-of-way; anchor stores shall face the main street. Anchor stores shall be located with arterial exposure and pedestrian connections.

Small ancillary shops located further into the village, as a whole, shall orient toward main street on pedestrian connections or the village green. In this area, arcades are encouraged and shall come to the street right-of-way or a designated pedestrian connection. Where an arcade is not used, buildings may be set back up to a maximum of five feet; display bays may extend into this setback.

Additional setbacks of up to twenty feet may be provided for small plazas and outdoor seating. Awnings may extend up to six feet into street rights-of-way. All buildings shall be set back at least five feet from property lines abutting residential areas. Parking lots for ancillary shops shall be located to the side or behind buildings.

- c. **Facades.** Building facades must be articulated at a minimum with windows, entries, and/or display bays. Continuous outdoor arcades are strongly encouraged.

The architectural treatment of the front facade shall be continued, in its major features, around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details.

All visibly exposed sides of a building should have an articulated base course and cornice. The base course should align with either the kickplate or sill level of the first story.

The cornice should terminate or cap the top of a building wall, may project horizontally from the vertical building wall plane, and may be ornamented with moldings, brackets, and other details.

The middle section of a building may be horizontally divided at the floor, lintel, or sill levels with belt or string courses. Refer to Table 16T-43.

The buildings facing a public street or internal open space, shall be architecturally emphasized through fenestration, entrance treatment, and details. Buildings with more than one facade facing a public street or internal open space shall be required to provide several front facade treatments. Refer to Table 16T-44.

d. **Mixed Use Structures Facade Treatment and Design.** Commercial uses can be contained in multi-story, mixed-use structures with commercial/retail uses on the ground level and apartment dwellings or offices on the upper levels. Such buildings may vary in terms of footprint and architectural elevations.

If buildings house second story residential uses, bays and balconies are recommended every twenty-five to thirty feet on upper floors. Facades shall not consist of an undifferentiated blank wall when facing a public street or pedestrian connection.

Towers, or other special vertical elements may be used throughout the shopping area to ensure that the entire complex functions as a unit.

In mixed-use buildings, the difference between ground floor commercial uses and entrances for upper level commercial or apartment uses should generally be reflected by differences in facade treatment. Storefronts and other ground floor entrances shall be accentuated through cornice lines. Further differentiation can be achieved through distinct but compatible exterior materials, signs, awnings, and exterior lighting. Refer to Table 16T-45.

e. **Windows.** Ground floor retail, service, and restaurant uses shall have large pane display windows. Such windows shall be framed by the surrounding wall and shall not exceed seventy-five percent of the total ground level facade area.

Display windows must line facades facing public streets and pedestrian connections. Window frames shall provide reveal with the exterior finish (not flush). All windows shall occur above a stem wall of at least two feet high and shall not extend to the ground level.

Windows shall be vertically proportioned wherever possible. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows. Refer to Table 16T-46.

f. Roofs. Gable, saltbox, or vegetated roofs ~~should be used to the greatest extent possible~~ are the preferred roof types. Flat and mansard roofs are generally discouraged. Where flat roofs are necessary for larger anchor commercial, or community-oriented structures, or vegetated roof designs, gable elements and other architectural elements must be used to break up the roof line and create architectural interest consistent with the design vocabulary. Roof types should be appropriate to the building's architecture. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged. Refer to Table 16T-47.

g. Materials. For exterior finishes masonry or wood siding is recommended. Other building materials used locally such as concrete block and CMU are also acceptable if special consideration is given to design. Rated panel siding such as T1-11 shall not be allowed. Techniques that provide architectural interest like texturing, fenestration and modulation shall be used. Materials are not as important as the overall objectives of providing human-scaled building elements and finishes with architectural interest.

h. Entries. Primary entries shall address a public street or designated pedestrian connection. Secondary entries may face parking lots or loading areas. Anchor store entries must, at a minimum, face main street. Anchor stores shall provide continuous sidewalks that connect with adjacent streets and the pedestrian connection. Ancillary shops should normally provide entries every twenty-five to thirty feet. Upper story residential uses should have entries every fifty to seventy feet.

All entrances to a building shall be defined and articulated by architectural elements such as:

- (1) lintels
- (2) pilasters
- (3) columns
- (4) porticos
- (5) porches
- (6) overhangs
- (7) railings
- (8) balustrades, and others, where appropriate.

Any such element utilized shall be architecturally compatible with the style, materials, colors, and details of the building as a whole, as shall the doors. (See Table 16T-48.)

i. Square Footage. The maximum ground level footprint of commercial uses along a main street should normally be limited to ten thousand square feet. Provided that an anchor store with arterial exposure may be of appropriate size to service the designated market area for a neighborhood commercial area or community commercial area.

j. Awnings. Fixed or retractable awnings are permitted at ground floor level, and on upper levels where appropriate, if they complement a building's architectural style, materials, colors, and details and do not conceal architectural features. Canvas is the preferred material, although other water-proofed fabrics may be used; metal or aluminum awnings are prohibited. In buildings with multiple storefronts, compatible awnings should be used as a means of unifying the structure. Refer to Table 16T-49.

k. Compatible Materials and Colors. Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

All materials, colors, and architectural details used on the exterior of a building shall be compatible with the building's style, and with each other.

l. Corner Stores. Corner stores may be located in residential areas of the village center away from the core, provided they are located on Type Two or Three residential streets. Corner store buildings shall be designed to appear semi-residential and shall be limited to one ground level commercial use not to exceed two thousand square feet in gross floor area. Apartment dwellings should be located on the upper level(s) to help integrate the building into the residential area.

The commercial use in a corner store shall be primarily oriented to serve the residents of the immediately surrounding neighborhood. Refer to Table 16T-50. A corner store building shall be set back a maximum of ten feet from the right-of-way line.

m. Restaurants. Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right-of-way and in courtyards, provided that pedestrian circulation and access to store entrances shall not be impaired. Refer to Table 16T-51. The following standards and guidelines are applicable:

- (1) To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances and delineated in some fashion for visually impaired persons.
- (2) Planters, posts with ropes, or other removable enclosures are encouraged and shall be used as a way of defining the area occupied by the cafe.
- (3) Extended awnings, canopies, or large umbrellas shall be permitted and located to provide shade. Colors shall complement building colors.
- (4) Outdoor cafes shall be required to provide additional outdoor trash receptacles.
- (5) Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
- (6) Outdoor cafes shall not be entitled to additional signage, over and beyond what is permitted for this type of establishment.

(7) The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.

n. Commercial uses shall be permitted to have sidewalk displays of retail merchandise. Refer to Table 16T-52. The following standards and guidelines are applicable.

(1) Sidewalk displays of merchandise similar to merchandise sold within the store are permitted directly in front of an establishment, provided that at least five feet of clearance is maintained at the storefront entrance and delineated in some fashion for visually impaired persons. The display must be located against the building wall not more than three feet deep, and the display area may not exceed seventy-five percent of the length of the storefront.

(2) Display cases shall be permitted only during normal business hours and shall be removed at the end of the business day. Cardboard boxes shall not be used for sidewalk displays.

(3) Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times and shall be compatible with the colors and character of the storefront from which the business operates.

4. Community Facilities

a. The size, architecture, and layout of community facilities should be appropriate for the use and its function and purpose in the neighborhood.

b. Parking for such uses shall utilize on-street parking to the extent possible. Additional off-street parking, if required, should be located in the rear of the building or structure and screened from the viewshed of the street.

5. Utility Services

a. Sewer and Water. Village centers are required to provide city sewer and water.

b. Stormwater Facilities. Detention basins, headwalls, outlet structures, concrete flow channels, rip rap channels, and other drainage improvements shall be screened with plant material and/or berms, in addition to meeting all normal landscaping and design guidelines specified in the city's Development Guidelines and this zoning code. Vegetated LID facilities are considered to be self-screening. Such drainage structures, if visible, shall be incorporated into the natural curves of the land. Detention basin embankments and the basin itself shall be extensively landscaped with wet site tolerant plant materials with the intention of recreating a seasonal and high water wet ecostructure. The detention facility shall be sized to accommodate the future growth of vegetation planted in the basin. (See *Table 16T-53*.)

In lieu of peripheral fencing, detention basins' edges shall be contoured and shaped to form low angles at primary water line, thereby insuring greater pedestrian safety.

c. **Location of Utility Lines.** All utility lines shall be undergrounded. Where alleys are present, lines shall be located in the alleys or an easement adjacent to the alley. Because of the emphasis on getting houses closer to the front street (as close as eight feet to edge of right-of-way) every effort should be used to avoid putting utility lines in front yard easements. Where easements are required in front yards, they shall be confined to a three-foot strip immediately adjacent to the right-of-way.

6. **Common Open Space**

a. **Open spaces** shall contain a minimum area of five thousand square feet and shall be of a distinct geometric shape, generally rectilinear or square, bounded by streets with curb side parking on a minimum of fifty percent of its perimeter. Refer to Table 16T-54. Open spaces shall be spatially enclosed by the buildings that front on the area or front upon the streets bounding the area.

The open spaces shall be landscaped such that the area is covered with trees, shrubs, lawn and groundcover. The type of trees and shrubs shall be such that vistas through the open space are largely unobstructed. Open spaces shall be landscaped using elements that enhance the character and function. Elements may include formal gardens, walkways, monuments, statues, gazebos, fountains, park benches, and pedestrian-scale lamp posts.

Depending upon the value and significance of such elements, incentives may be provided to offset the costs, including additional density, as may be agreed to by the city and applicant.

Open spaces should be designed as an active gathering place for all residents of the development in both day and evening, and include places for strolling, sitting, social interaction, and informal recreation.

b. **Common open space** containing existing attractive or unique natural features such as streams, creeks, ponds, woodlands, specimen trees, and other areas of mature vegetation worthy of preservation should be designed to preserve these natural features.

c. As a general principle, the preservation of undeveloped open space in its natural state is encouraged. A developer may make certain improvements such as the cutting of trails for walking or jogging, and the provision of picnic areas. In addition, the city may require a developer to make other improvements such as removal of dead or diseased trees, thinning of trees or other vegetation to encourage more desirable growth, and grading and seeding.

d. The buildings, structures, and improvements permitted in the common open space shall be appropriate to the authorized uses and shall conserve and enhance the amenities of the common open space with regard to its topography and unimproved condition.

e. When designing open space areas within the village center, consider the following information:

- (1) orient the proposed space towards the sunlight while providing good visual access to the space;

- (2) provide nonslip surface materials for pedestrians;
- (3) use plant materials to create human scale and a sense of enclosure within the open space;
- (4) provide fountains, litter receptacles, bike racks, sheltered waiting areas and scaled lighting fixtures;
- (5) provide good physical access to the area.

7. Mechanical Equipment:

- a. All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, and satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screening devices, or landscaping.
- b. Fire escapes shall not be permitted on a building's front facade. In buildings requiring a second means of egress pursuant to the building codes, internal stairs or other routes of egress shall be used.
- c. Solid metal security gates or solid roll-down metal windows shall not be permitted. Link or grill-type security devices shall be permitted only if installed from the inside, within the window or door frames. If installed on the outside, the coil box shall be recessed and concealed behind the building wall. Security grilles shall be recessed and concealed during normal business hours. Models which provide a sense of transparency, in light colors, are encouraged. Other types of security devices fastened to the exterior walls are not permitted.

8. Signs

- a. All signs located within a village center shall comply with the sign regulations of Chapters 16.75 and 16.78 LMC, provided the following sign regulations shall govern.
- b. In addition to other signage, restaurants and cafes shall be permitted the following, limited to one sign per business:
 - (1) A wall-mounted display featuring the actual menu as used at the dining table. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet, shall not exceed a total area of two square feet, and may be lighted.
 - (2) A sandwich board sign, as follows:
 - (a) The area of the signboard, single-sided, shall not exceed five square feet.
 - (b) The signboard shall be constructed of wood, chalkboard, and/or finished metal.
 - (c) Letters can be painted or handwritten.

(d) The sign shall be located within four feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.

(e) The information displayed shall be limited to daily specials and hours of operation.

(f) The sign shall be removed at the end of the business day.

c. Design Standards for Signs

(1) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building as well as with other signs used on the building or its vicinity. Refer to Table 16T-55.

(2) Signs shall fit within the existing facade features, shall be confined to signable areas, and shall not interfere with door and window openings, conceal architectural details or obscure the composition of the facade where they are located.

(3) Whenever possible, signs located on buildings within the same blockface shall be placed at the same height, in order to create a unified sign band.

(4) Wood and painted metal are the preferred materials for signs. Flat signs should be framed with raised edges. Wood signs shall use only high-quality exterior grade wood with suitable grade finishes.

(5) Sign colors should be compatible with the colors of the building facade. A dull or matte finish is recommended, for it reduces glare and enhances legibility.

(6) Signs shall be either spot-lighted or back-lighted with a diffused light source. Spot-lighting shall require complete shielding of all light sources; light shall be contained within the sign frame and shall not significantly spill over to other portions of the building or site. Back-lighting shall illuminate the letters, characters, or graphics on the sign but not its background. Warm fluorescent bulbs may be used to illuminate the interior of display cases. Neon signs placed inside the display case shall insure low intensity colors.

9. Landscaping

a. All landscaping requirements of Chapters 16.80 and 14.32 LMC ~~should~~ shall be satisfied. In addition, the following requirements shall be met.

b. Extensive landscaping shall be required in accordance with a landscape plan conceived for the village center as a whole. All areas of a site not occupied by buildings, parking lots, other improvements or textured paving shall be intensively planted with trees, shrubs, hedges, ground covers, and/or grasses, unless such area consists of attractive existing vegetation to be retained. Perennials and annuals are encouraged.

c. Landscaping shall be integrated with other functional and ornamental site design elements, where appropriate, such as recreational facilities, ground paving materials, paths

and walkways, fountains or other water features, trellises, pergolas, gazebos, fences, walls, street furniture, art, and sculpture.

d. Plant suitability, maintenance, and compatibility with site and construction features are critical factors which shall be considered. Plantings shall be designed with repetition, structured patterns, and complementary textures and colors, and shall reinforce the overall character of the area.

e. Removal of debris. All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials, or other debris shall be removed from the area of the site to be constructed and disposed of in accordance with the law. No tree stumps, portions or tree trunks, or limbs shall be buried anywhere in the development. All dead or dying trees, standing or fallen, shall be removed from the site unless left as part of a habitat protection program. If trees and limbs are reduced to chips, they may, subject to approval of the city, be used as mulch in landscaped areas. Areas which are to remain as open space and undeveloped, shall be cleaned of all debris and shall remain in their natural state.

f. Tree protection. The provisions of Chapter 14.32 LMC shall be followed.

g. Slope plantings. Landscaping of the area of all cuts, fills, and/or terraces shall be sufficient to prevent erosion, and all roadway slopes steeper than one foot vertically to three horizontally shall be planted with ground covers appropriate for the purpose, soil conditions, water availability, and environment.

h. Additional landscaping. In addition to the required screening and street trees, additional plantings or landscaping elements shall be required throughout the village where necessary for climate control, privacy, or for aesthetic reasons.

i. Other Landscape Improvements. Landscaping and site treatment plans should consider seasonal flowers in planters, planting beds and hanging baskets.

j. Garbage and Recycling. Garbage collection, recycling areas, and other utility areas shall be screened around their perimeter by wood enclosures with a roof or by brick walls, with a minimum height of seven feet, and shall extend on three sides of such an area, with a gate or door on the third side. Such a wall shall be capped on the top. A landscaped planting strip a minimum of three feet wide shall be located on three sides of such a facility. Planting material shall be separated from the parking lots by curbing. A mixture of hardy flowering and/or decorative evergreen and deciduous trees may be planted; the area between trees shall be planted with shrubs, ground cover, or covered with mulch.

Section 92. Section 16.59.070 of the Lacey Municipal Code is hereby amended to read as follows:

16.59.070 Pedestrian Circulation and Streets

A. Streets

1. The street layout shall be a modified grid street pattern with alleys adapted to the topography, unique natural features, environmental constraints of the tract, and peripheral open space areas. The street layout shall take into consideration the location of the community focus, other internal open space areas, gateways, vistas, pedestrian pathways and transit services. Refer to Table 16T-56. A minimum of two interconnections with the existing public street system rated as an arterial or collector shall be provided where possible. Linkages to adjacent developments and neighborhoods with pedestrian and bicycle paths shall be required where possible.

2. The street layout shall form an interconnected system of streets primarily in a rectangular grid pattern with alleys. However, the grid should be modified to avoid a monotonous repetition of the basic street/block pattern and to conform to topographical constraints. The use of cul-de-sacs and other roadways with a single point of access shall be minimized. However, if cul-de-sacs are unavoidable because of topography or environmental features, pedestrian connections between cul-de-sacs and adjacent uses shall be developed to the extent possible.

To the greatest extent possible, streets shall be designed to have a range from two hundred to five hundred feet, from intersection to intersection, and, to the greatest extent possible, shall either continue through an intersection, or terminate in a "T" intersection directly opposite the center of a building, an internal open space area, or a view into a peripheral open space area. Refer to Table 16T-57.

~~3. Table 16T-58 sets forth the relationship of the various street types as listed below.~~

~~The street layout shall incorporate a hierarchy of street types as specified:~~

~~a. Type I Lane or alley. Refer to Table 16T-59.~~

~~(1) A lane may be a private street or easement and need not be dedicated to the city. Such streets or easements may be dedicated to the property owners' association of the village center or may be dedicated as common easements across the rear portions of lots.~~

~~(2) Minimum paved width: twelve feet~~

~~(3) Width of easement: twenty feet~~

~~(4) Buildings or fences set back a minimum of three feet~~

~~(5) No parking permitted on either side of the paved portion of the lane.~~

~~(6) Curbing shall not be required except at corners of intersections with other street types. At such corner locations, curbing shall be required for the entire corner radius and five feet preceding same. Such curbing shall not extend more than six inches above the finished pavement.~~

~~(7) Lane or alley lighting shall be provided on all garages or on poles adjacent to parking areas. Lighting fixtures and poles shall be of consistent architectural style and shall complement the predominant architectural theme.~~

~~(8) — Design speed shall not exceed ten m.p.h.~~

~~b. — Type 2 Two-way residential street (parking on one side). Refer to Table 16T-60.~~

~~(1) — Right of way width: forty four feet. Paved width: twenty-four feet~~

~~(2) — Curbside parking shall be permitted on one side of the road.~~

~~(3) — Five-foot sidewalk with a minimum five-foot wide planter strip shall be provided on both sides of the road.~~

~~(4) — Cement concrete barrier curb shall be required.~~

~~(5) — Street trees shall be planted in the five-foot planter strips on both sides of the street at a minimum spacing of thirty five feet on center.~~

~~(6) — Design speed shall not exceed twenty five m.p.h.~~

~~(7) — Average daily traffic limited to four thousand.~~

~~(8) — Bicycles can use streets without a separate path.~~

~~c. — Type 3 Two-way residential street (parking on two sides). Refer to Table 16T-61.~~

~~(1) — Right of way width: fifty-four feet. Paved width: thirty-four feet~~

~~(2) — Curbside parking is permitted on both sides of the street, except within twenty-five feet of any intersection.~~

~~(3) — Five-foot sidewalk with a minimum five-foot wide planter strip shall be provided on both sides of the street.~~

~~(4) — Cement concrete barrier curb shall be required.~~

~~(5) — Street trees shall be planted in the five-foot planter strips on both sides of the street at a minimum spacing of thirty five feet on center.~~

~~(6) — Design speed shall not exceed twenty five m.p.h.~~

~~(7) — Average daily traffic limited to approximately six thousand.~~

~~d. — Type 4 Commercial mixed-use street (main street). Refer to Table 16T-62.~~

~~(1) — Right-of-way width: sixty-four feet. Paved width: thirty-four feet~~

~~(2) — Parallel parking shall be provided on both sides of the street. Diagonal head-in parking may be permitted along the front of commercial uses and/or the community green. If diagonal parking on both sides is used, the paved width of the street shall be increased to provide the minimum eighteen feet of drive lanes.~~

~~(3) — Planter strips with a minimum width of five feet shall be provided. Along commercial uses, brick pavers may be substituted for vegetative ground cover typically~~

~~found in parkways of residential areas. Provided adequate space shall be left for street trees.~~

~~Sidewalks shall have a minimum width of five feet, except along commercial uses where the sidewalk shall generally be ten feet in width dependent upon the site's relationship to pedestrian traffic. At corners, handicapped ramps shall be provided and sidewalks shall be continued across street surfaces using paving materials to delineate crosswalks.~~

~~(4) — Cement concrete barrier curb shall be required with a curb radius not to exceed eight feet.~~

~~(5) — Street trees, with a minimum of two and one-half inch caliper shall be planted at a minimum of thirty-five foot intervals. Street trees shall be planted on both sides of the street, in the landscape strip between the curb and the sidewalk if such exists. Existing trees shall be used where possible and practical.~~

~~(6) — Design speed shall not exceed twenty-five m.p.h.~~

~~e. — Type 5 Collector with bike lane~~

~~The main street (Type 5) shall be used for the primary commercial and civic streets within the small community. The residential street Type 4 is a collector street, while the residential streets Type 2 and 3 are local streets. Lanes or alleys (Type 1) are generally required and may be used to provide service access; they may be treated as private streets and any lot having access from a lane shall additionally front upon one of the other types of streets. All streets shall generally conform to one of the following street categories.~~

B. Pedestrian and Bicyclist Use of Streets. All streets shall be pedestrian-friendly and usable by pedestrians. Streets shall generally utilize a full range of innovative traffic-calming techniques to promote slow speeds throughout the village.

C. Pedestrian Circulation and Design

1. A pedestrian sidewalk network shall be provided throughout the development that interconnects all dwelling units with other units, non-residential uses, common open space, bus stops and sensitive area tracts. Mid-block crossings shall be utilized where necessary to promote more efficient or strategic interconnections with pedestrian corridors or trail systems. Sidewalk systems shall be separate and distinct from motor vehicle circulation to the greatest extent possible, provide a pleasant route for users, promote enjoyment of the development, and encourage incidental social interaction among pedestrians. Sidewalks shall be of barrier-free design.

The pedestrian circulation system shall include gathering/sitting areas and provide benches, landscaping, and other street furniture where appropriate. Sidewalks shall promote pedestrian activity within each site and throughout the development.

2. Sidewalks shall be a minimum of five feet in width, expanding to six feet along major pedestrian routes; sidewalks in commercial areas shall normally be ten to fifteen feet in width

depending upon location of major pedestrian routes and significance of the sidewalk considering pedestrian use.

Standard material for sidewalk construction is acceptable, provided however, key pedestrian intersections shall use special materials. See Section C7 below.

3. Walkways shall be raised and curbed along buildings and within parking lots, where suitable. Pedestrian street crossings shall be clearly delineated by a change in pavement color, white paint and reflective materials and/or texture.
4. Bikeways shall be provided, where possible, to link internal open space areas with peripheral open space areas and continuing on routes through peripheral open space areas. Bikeways do not have to be marked on local residential streets with low average daily traffic. ~~Bikeways are required on collectors and arterials. Bikeways shall be a minimum of six feet wide and may use asphalt paving.~~ Bike racks shall be provided to internal open space areas and recreation areas in the peripheral open space.
5. Clearly delineate pedestrian pathways early in the design stage of development to avoid conflicts with vehicles.
6. Include pedestrian and bicycle amenities such as the following in commercial and residential areas:
 - a. bike racks in accessible locations;
 - b. seating so that nearby activities can be observed;
 - c. a variety of seating locations to allow for sun, shade or rain protection;
 - d. fountains, gazebos or other amenities in open space areas;
 - e. planter boxes that incorporate seating.

Elements of street furniture, such as benches, waste containers, drinking fountains, planters, phone booths, bus shelters, bicycle racks, and bollards should be carefully selected to ensure compatibility with the architecture of surrounding buildings, the character of the area, and with other elements of street furniture. Consistency in the selection and location of the various elements of street furniture is critical for maximum effect and functional usage. All key pedestrian intersections should have street furniture as well as other significant pedestrian areas.

7. At key pedestrian intersections and other areas of special significance to pedestrians, such as main street or areas of transition, sidewalks shall be constructed of brick, colored/textured concrete pavers, concrete containing accents of brick, or some combination thereof that is compatible with the style, materials, colors, and details of the surrounding buildings. The functional, visual, and tactile properties of the paving materials shall be appropriate to the proposed functions of pedestrian circulation. Such techniques are also recommended for public or semi-public plazas, courtyards, or open spaces. Refer to Table 16T-63.

D. Bus Stops

1. Bus stops shall be located along collectors and arterials in consultation with Intercity Transit and North Thurston School District and shall be integrated as part of the pedestrian network. Bus stops may also be provided along strategic sections of local access streets if the city of Lacey, North Thurston and Intercity Transit determine such location will provide the most convenient coverage for residents. Locations for bus stops shall be designed to make transit services accessible to all residents of the village center.

a. Transit pads and shelters: Transit passenger pads and shelters shall be provided at focal points in the village center such as the commercial area and key pedestrian intersections. Transit pads and shelters shall also be provided at bus stops along bus routes that serve the village center. Design and size of shelters and pads will be determined in consultation with Intercity Transit.

b. Lighting: Every effort shall be made to ensure that bus stops are illuminated at night to enhance passengers' safety and sense of security.

E. Lighting

1. Decorative human scale lighting shall be provided on all streets, pedestrian walkways, sidewalks, courtyards, community greens and internal open spaces at intervals adequate to provide pedestrians with safe and comfortable lighting. Light poles may use a staggered pattern when measured and spaced using both sides of the street. Lighting fixtures and poles shall generally be between twelve to twenty-four feet in height and constructed from steel, cast iron, or aluminum, with poles and fixtures complementing the human scale and architectural character of the village center.

2. Street lights shall be decorative and blend with the architectural style of the village center. (See Design Vocabulary)

3. Streets and sites shall provide adequate lighting, while minimizing adverse impacts, such as glare and overhead sky glow, on adjacent properties and the public right-of-way.

4. Use of minimum wattage metal halide or color-corrected sodium light sources is encouraged. Non-color corrected low pressure sodium and mercury vapor light sources are prohibited.

5. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall comply with local building codes. The type of light source used on the exterior of buildings, signs, pedestrian walkways, and other areas of a site, shall provide adequate light quality.

6. Light fixtures shall be of a pedestrian scale, provided lights within the interior of a parking lot may be at a greater height for security purposes. Facades shall be lit from the exterior, and, as a general rule, lights should be concealed through shielding or recessed behind architectural features. The use of low pressure sodium, fluorescent, or mercury

vapor lighting either attached to buildings or to light the exterior of buildings shall be prohibited. Mounting brackets and associated hardware should be inconspicuous. Refer to Table 16T-64.

Section 93. Section 16.59.080 of the Lacey Municipal Code is hereby amended to read as follows:

16.59.080 Parking

A. Required Off-Street and On-Street Parking

1. Parking shall be provided according to minimum requirements as specified in Chapter 16.72 LMC provided on street parking shall be required and considered in meeting parking needs.
2. Parking lots and buildings shall be strategically designed and placed in consideration of building's orientation to pedestrians and pedestrian links and corridors, and also for efficient and effective service of the use's automobile component. The pedestrian orientation of the village and the need to accommodate automobiles shall be carefully balanced.

Parking lots shall be accessed by means of common driveways, preferably from side streets or lanes. Such lots shall be small-sized (less than twenty-five parking spaces), where possible, and interconnected with commercial parking lots on adjacent properties. Cross-access easements for adjacent lots with interconnected parking lots shall be required, in language acceptable to the city attorney. Common, shared commercial parking facilities are encouraged, where possible. Refer to Table 16T-65.

3. All lots shall provide bike parking access with convenient bike racks or similar mechanisms for storing bikes.
4. On-street parking should be provided to serve customers of commercial uses. Commercial on-street parking can be provided as curbside, parallel, or angle parking located along both sides of the streets on all blocks upon which commercial uses front.
5. Parking for all dwelling units shall be prohibited in front yard setback areas. It is recommended that the majority of units access from alleys. With the exception of detached single family dwellings, driveways shall generally not be located in any front yard area. For other dwelling types driveway access should be provided from alleys.

Driveways and parking areas shall be set back a minimum of three feet from the side of dwelling units and twenty feet from the rear of dwelling units.

Driveways shall be set back a minimum of three feet from any side property line, unless such driveway is shared by dwellings on two adjacent lots, in which case the driveway may be located with the driveway center line on the common side lot line.

Parking for townhouses may be provided in a common off-street parking area or in garages or parking spaces with access from an alley. Private driveways for townhouses shall connect to

lanes only and not to the street. However, a common driveway serving a minimum of eight units ~~and not exceeding eighteen feet in width~~ may be permitted from a street.

6. Parking lot layout shall take into consideration pedestrian circulation, providing pedestrian paths to move pedestrians safely and efficiently through lots with minimum conflict between automobiles. Pedestrian paths and crosswalks shall be provided, and shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Pavement textures shall be required on pedestrian accessways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents. All pedestrian requirements for parking lots specified in Chapter 16.72 LMC shall be satisfied.

7. Accessory living structures shall be required to provide room for a minimum of one auto. If available, on-street parking may satisfy this requirement.

B. Required Loading and Service Areas

1. Loading docks, solid waste facilities, recycling facilities, and other service areas shall be placed to the rear or side of buildings in visually unobtrusive locations.

2. Screening and landscaping shall prevent direct views of the loading areas and their driveways from adjacent properties or from the public right-of-way. Screening and landscaping shall also prevent spill-over glare, noise, or exhaust fumes. Screening and buffering shall be achieved through walls, fences, and landscaping. Recesses in the building, or depressed access ramps may be used.

3. All other requirements of Chapter 16.72 LMC for loading areas shall be satisfied.

Section 94. Section 16.60.140 of the Lacey Municipal Code is hereby amended to read as follows:

16.60.140 Design standards.

A. Open space requirements shall be as follows:

1. **Common Open Space.** Each planned residential development shall provide not less than thirty percent of the gross land area for common open space which shall be either:

- a. Held in single ownership where such ownership assumes full responsibility for maintenance and operation; or
- b. Held in common ownership by all of the owners in the development area; or
- c. Dedicated for public use, if acceptable to the city.

2. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the PRD, provided that the building coverage of such building or structure combined with the building coverage of the residential structures shall not exceed the maximum permitted by the underlying zone.

3. Up to fifty percent of the common open space requirement may be satisfied by the preservation of tall stands of trees and/or wetland and/or critical area habitat and required critical area buffers in consideration of the significant passive recreation opportunities provided by said lands. Development shall be configured to take advantage of these areas as a significant site amenity. These areas should be visually accessible to the public rather than walled off from view. To the extent possible, trail networks should be integrated with these areas. For example, a trail along the wetland buffer is a desirable option. The remaining fifty percent of the common open space area must meet the criteria in paragraph (4) below.

4. Common open space must meet the following design criteria:

a. Must be useable and accessible. All common open spaces intended for public use shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations accessible to intended users - rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated. Locations integrated with transit stops, for instance, would be encouraged, as there is likely to be pedestrian traffic in the area.

b. Must be inviting. Inviting open spaces feature amenities and activities that encourage pedestrians to use and explore the space. On a large scale, it could be a combination of active and passive recreational uses. It could include a fountain, sculpture, children's play area, special landscaping element, or even a comfortable place to sit and watch the world go by. In order for people to linger in an open space, it must be comfortable. For instance, a plaza space should receive ample sunlight, particularly at noon, and have design elements that lend the space a "human scale," including landscaping elements, benches and other seating areas, and pedestrian-scaled lighting. No use shall be allowed within the open space that adversely affects the aesthetic appeal or usability of the open space. (See Table 16T-83.)

c. Must be safe. Safe open spaces incorporate Crime Prevention through Environmental Design (CPTED) principles:

(1) Natural surveillance - which occurs when parks or plazas are open to view by the public and neighbors. For example, a plaza that features residential units with windows looking down on space means that the space has good "eyes" on the park or plaza.

(2) Lighting that reflects the intended hours of operation.

(3) Landscaping and fencing. Avoid configurations that create dangerous hiding spaces and minimize views.

(4) Entrances should be prominent, well lit, and highly visible from inside and outside of the space.

(5) Maintenance. Open spaces shall utilize commercial grade materials that will last and require minimal maintenance costs. Walls, where

necessary, shall be designed and treated to deter graffiti. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired.

d. Provides for uses/activities that appropriately serve the anticipated residents and users of the development. For example, common open space that serves a variety of functions will attract greater usage. When designing open spaces, project applicants should consider a broad range of age groups, from small children, to teens, parents, and seniors.

e. Must be designed and placed in consideration of existing and potential open space on adjacent parcels to provide consolidation or opportunities for future consolidation of neighborhood open space areas.

f. Additional Criteria:

(1) Consolidation of open space is encouraged to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance.

(2) Existing trees and significant vegetation shall be ~~maintained~~retained in open space unless an alternative park/landscaping plan consistent with the criteria herein is approved by the site plan review committee.

5. Cash or like value of land area and improvements may be donated to the city for open space purposes to fulfill up to fifty percent of open space requirements within that specific parks planning area. Acceptance will be at the discretion of the city.

6. Private Open Space. Developments are encouraged to conform to usable open space provisions of the applicable zone. However, at a minimum, three hundred square feet of private, usable open space having a minimum of fifteen feet in depth and width shall be provided for each ground level dwelling unit PRD. Such private open space should be visible and accessible from the dwelling unit. When adjacent to common open space, such private open space is to serve as a buffer between dwelling units and common open space.

B. Land Area and Dwelling Unit Computations. Open space, street area, etc., are computed as follows:

1. Street Right-of-Way. Streets in a PRD shall be computed at twenty percent of the gross land area, regardless of the amount of land actually used for streets in the final design.

2. Density. The density of the underlying zone governs unless a density increase is granted as provided in this chapter.

3. Density Increase. The city may approve an increase in the dwelling unit density up to:

a. In the low density district, fifteen percent.

b. In the moderate density district, twenty percent.

c. In the high density district, twenty-five percent; rounded to the nearest whole number, provided that the environmental and recreational amenities sought by this title are met.

4. Development Formula. The computation of the number of dwelling units permitted, and other space requirements shall be as follows:

DU = $N/M \times 1.2$ (1.2 is the incentive factor).

G Is gross land area in square feet.

S Is street area (i.e. 20% of G) in square feet.

DU Is number of dwelling units.

M Is minimum land area per dwelling unit.

N Is net buildable site (G-S) in square feet.

EXAMPLE: In a hypothetical five acre site in the moderate density residential district, thirty-two dwelling units are permitted under conventional development procedures, assuming a minimum lot area of five thousand four hundred forty-five square feet, no dedication for other public use, and twenty percent of the land area dedicated for public right-of-way. The calculations are as follows:

G = 5 acres = 217,800 sq. ft., gross land area.

S = 20% of G = 43,560 sq. ft. of public R.O.W.

G-S = 174,240 sq. ft.

DU = $174,240/5,445 = 31.6 = 32$ dwelling units.

On the same five acre site, under PRD procedure, thirty-eight dwellings are permitted using the formula shown below:

DU = $N/M \times 1.2$.

N = $G-S = 217,800 - 43,560 = 174,240$ sq. ft.

M = 5,445 sq. ft. minimum lot area.

DU = $174,240/5,445 \times 1.2 = 38.4 = 38$ dwelling units.

C. Landscaping-Required. All requirements of chapter 16.80 LMC shall be satisfied. All common open space shall be landscaped in accordance with the landscaping plan submitted by the applicant and approved by the hearings examiner. Such common open space landscaping plans shall be prepared by a landscape architect or certified nursery person. Natural landscape features which are to be preserved, such as existing trees, drainage ways, rock outcroppings, etc., may be

~~accepted as part of the landscaping plan when, in the judgment of the hearings examiner, such natural features contribute to the attractiveness of the proposed development.~~

Section 95. Section 16.60.145 of the Lacey Municipal Code is hereby amended to read as follows:

16.60.145 Environmental and recreational amenities.

Four of the following five amenities must be provided as part of the PRD in order to receive the density bonus as provided in LMC 16.60.140:

- A. Develop and equip significant recreational areas within the common open space with such features as, but not limited to, swimming pools, tennis courts, bike or pedestrian path systems, children's play areas;
- B. Substantial retention of natural ground cover, brushes and trees;
- C. ~~Landscape the on-site drainage retention facility to make it look more like a naturally occurring feature~~ Vegetated LID facilities are included in the design and serve as a visual amenity;
- D. Provide significant access to a lake, river, stream or other natural water body;
- E. Provide substantial and exceptional landscaping treatment either as an adjunct to or in lieu of natural landscaping beyond the minimum required.

Section 96. Section 16.61.140 of the Lacey Municipal Code is hereby amended to read as follows:

16.61.040 Development standards.

A. Density. The density of the underlying zone governs unless a density increase is granted as provided in this chapter.

B. Density Increase. The city may approve an increase in the dwelling unit density of up to fifteen percent in the Low Density 3-6 District, twenty percent in the Moderate Density District and twenty-five percent in the High Density District, rounded up to the nearest whole number, provided that four of the five following environmental and recreational amenities are implemented:

1. Develop and equip significant recreational areas within the common open space with such features as, but not limited to, swimming pools, tennis courts, bike or pedestrian path systems, children's play areas.
2. Substantial retention of natural ground cover, bushes and trees.
3. ~~Landscape the on-site drainage retention facility to make it look more like a naturally occurring feature~~ Vegetated LID facilities are included in the design and serve as a visual amenity.
4. Provide significant access to a lake, river, stream or other natural water body.

5. Provide substantial and exceptional landscaping treatment either as an adjunct to or in natural landscaping beyond the minimum required.
- C. Lot Area and Width of Each Townhouse Unit. Townhouse units may either be condominiumized, provided the city has adopted an ordinance providing this option, or subdivided into individual lots. Lot configurations shall be governed by density, setbacks, open space, and other requirements and guidelines herein.
- D. Height. The maximum height of any townhouse shall not exceed that allowed in the district in which the development is located.
- E. Right-of-Way Setback. Right-of-way setbacks shall be the same as those specified in the applicable zoning district.
- F. Rear Yard Requirements. For front loaded units, the minimum rear yard requirement shall be fifteen feet to the rear property line. Townhouses with a rear load may have garages within three feet of the rear lot line or paved alley.
- G. Private Yard Area. Every lot containing a townhouse must provide a private yard of at least three hundred square feet. Acceptable private yard space may include landscaped front or rear yards, porches, balconies, and rooftop decks (where designed to accommodate outdoor pedestrian uses). Up to fifty percent of the required private yard area can be included as additional common open space provided for the applicable townhouse group. Such common open space must be above and beyond minimum open space requirements of LMC 15.12.120.
- H. Side Yard Requirements. The minimum side yard requirement shall be the same as the underlying zone.
- I. Maximum number of townhouses in one building: Six.
- J. Minimum Distances Between Townhouse Groups. No portion of a townhouse, accessory structure or other building type in or related to one group or cluster of contiguous townhouses shall be nearer than twenty feet to any portion of a townhouse or accessory structure of another townhouse building or cluster.
- K. Access. When the only driveway is from the street, each pair of units must share a common curb cut. Alternative configurations may be considered through the design review process, provided they mitigate negative safety, visual, and compatibility impacts.
- L. Design. Townhouses are subject to design criteria established in LMC 14.23.080.
- M. Conversion. Conversion of existing structures to a townhouse project will be permitted provided all townhouse development standards as outlined in this section can be satisfied. (See Table 16T-84)

Section 97. Section 16.62.030 of the Lacey Municipal Code is hereby amended to read as follows:

16.62.030 Development standards.

A. Density. The density of the underlying zone governs unless a density increase is granted as provided in this chapter.

B. Density increase in the Low Density Residential (3-6) and Moderate Density Residential Districts. The city may allow two cottage units for each regular dwelling unit allowed under existing standards in the Low Density Residential (3-6) and Moderate Density Residential Districts.

C. Maximum gross floor area. The maximum allowed gross floor area is one thousand two hundred square feet per dwelling. The maximum gross floor area for the ground floor or main floor is eight hundred square feet per dwelling.

D. Platting. A cottage development may be completed through a subdivision plat, short plat, or condominium provided the city has adopted an ordinance providing this option.

E. Design. Cottages are subject to the design criteria in LMC 14.23.072. Where there are conflicts between LMC 14.23.072 and the standards in this chapter, the standards herein shall apply.

F. Minimum common space. The minimum common space required is three hundred square feet per dwelling. The common open space shall be configured so that at a minimum:

1. The common open space abuts fifty percent of the cottages in a cottage housing development.
2. Cottages are oriented around at least two sides of the common open space.
3. Cottages are oriented around the open space with an entry facing the common open space.
4. Cottages should be within sixty feet walking distance of the common open space.
5. Area required to meet minimum private open space, setback, and parking requirements may not be used in the calculations for common open space.
6. Common open space shall be accessible to all cottage residents in the applicable cluster and maintained by the development's homeowners association.

G. Minimum private open space. The minimum private open space required is two hundred square feet per dwelling. Required open space shall be adjacent to each dwelling unit and for the exclusive use of the cottage resident(s). The private space shall be:

1. Usable (not on a steep slope).
2. Oriented toward the common open space as much as possible.
3. No less than eight feet in dimension on any side. A desirable configuration for this private open space is an area between the dwelling unit and the common open space, similar to what's shown in the examples in Table 16T-85.

H. Facades and porches.

1. Cottages facing the common open space or common pathway must feature a roofed porch at least eighty square feet in size with a minimum dimension of eight feet on any side.
2. Cottages fronting on a street shall provide a covered entry feature with a minimum dimension of six feet by six feet facing the street. This is in addition to the porch requirement, where the cottage is adjacent to a common open space or pathway.
3. All facades facing common open space, pathways, and streets shall comply with architectural details and windows and transparency design criteria specified in LMC 14.23.072(C) and (I), respectively.

I. Maximum height for cottages.

1. The maximum height for cottages with a minimum roof slope of six feet vertical to twelve feet horizontal is twenty-five feet. All parts of the roof above eighteen feet shall be pitched.
2. The maximum height for cottages with a roof slope less than six feet vertical to twelve feet horizontal is eighteen feet.
3. The maximum height for all accessory structures is eighteen feet.

J. Setbacks. The setback requirements are the same as the other residential uses in the underlying zone.

K. Minimum distance separating structures. The minimum required distance separating structures (including accessory structures) is ten feet.

L. Parking requirements.

1. The ~~minimum~~-required number of parking spaces is an optional minimum of one space and a maximum of one and one-half spaces per dwelling.
2. Parking shall be located on the same property as the cottage development.
3. Parking and vehicular areas shall be screened from public streets and adjacent residential uses by landscaping or architectural screens. The illustration in *Table 16T-85* provides a good example of screening with columnar trees separating the driveway from the adjacent property.
4. Parking shall be located in clusters of not more than five adjoining uncovered spaces (except where parking areas are adjacent to an alley or vegetated LID facilities).
5. Parking is prohibited in front and interior yard setback areas. The top illustration and photo in *Table 16T-85* provide good examples of parking location.
6. All detached parking structures shall have a pitched roof design.

7. Garages may be attached to individual cottages provided all other design standards have been met and the footprint of the ground floor, including the garage, does not exceed one thousand square feet. Such garages shall be located away from common open spaces to the extent possible.

8. At least fifty percent of the required parking spaces shall be enclosed. Such structures shall be designed consistent with the cottage architecture. This includes similar building materials, rooflines, and detailing.

M. Utility elements. Utility meters and heating/cooling/ventilation equipment shall be located/designed to minimize visual impacts from the street and common areas.

~~N. — Low impact development. Cottage developments shall utilize low impact development techniques to accommodate and treat stormwater in accordance with the current City of Lacey Stormwater Design Manual as on-site conditions allow, as determined by the director. Examples include the use of pervious permeable pavingment for walkways, patios, and vehicle access areas; directing runoff from roofs and other impervious areas to bioretention facilities or raingardens; landscaped beds, vegetated (“green”) or living roofs; soil amendment requirements; sheet flow, concentrated, and downspout dispersion; and the use of rain barrels.~~

~~NQ.~~ Existing nonconforming structure and accessory dwelling units.

1. On a lot to be used for a cottage housing development, an existing detached single-family residential structure, which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain, provided the house and any accessory structures are not enlarged and the development meets the standards herein. The existing dwelling shall be included in determining the allowable density for the site.

2. For any cottage development containing an existing house and an accessory dwelling unit, the accessory dwelling unit shall be counted as a cottage for the purposes of determining allowable density for the site.

~~PO.~~ Clustering groups. Developments shall contain a minimum of four and a maximum of twelve dwellings located in a cluster group to encourage a sense of community among the residents. A development site may contain more than one cluster.

~~QP.~~ Cottage housing developments are subject to design review requirements of Chapter 14.23 LMC.

~~RQ.~~ The city desires to form partnerships with nonprofit housing authorities and the private development community in promoting infill, providing affordable housing and achieving GMA smart growth and livable city objectives. To provide for innovation and creativity in achieving housing and livable city objectives of the Plan, flexibility may be permitted where a specific cottage project furthers the Plan’s objectives, but zoning code requirements would prevent the project, make it less effective in implementing the Plan’s intent, or act as a barrier to implementation of the Plan’s vision. The city may waive said code provisions under the following conditions:

1. The city and the private/public partners believe the subject project meets community objectives of smart growth, livable city and sustainability as identified in the city Comprehensive Land Use Plan;
2. Design of the project gives significant attention to place making and functionality that will enhance the livability of the neighborhood in which it is located, as identified in the Comprehensive Land Use Plan and/or the applicable neighborhood plan;
3. Design includes energy conservation features that promote sustainability goals as identified in the Comprehensive Land Use Plan and/or other plans developed to promote energy conservation and sustainability;
4. The project addresses target demographics or specific community housing need as identified in the Comprehensive Land Use Plan's Housing Element and/or the applicable neighborhood plan;
5. Based upon a determination by the director, the proposed project design will better implement objectives of the Comprehensive Land Use Plan.

Section 98. Section 16.63.160 of the Lacey Municipal Code is hereby amended to read as follows:

16.63.160 Manufactured home park design standards--Landscaping and screening.

- A. Visual screening and/or landscaping may be required in those developments where such screening is deemed necessary and reasonable by the enforcing officer and/or the hearings examiner.
- B. When required, such screening may consist of densely planted vegetation not less than four feet in height at the time of planting, or a solid fence, six feet in height, or a combination of fencing and vegetation which achieves the same screening effect.
- C. Landscaping is also required in all setback areas and open space. All requirements of Chapter 16.80 LMC shall be satisfied. ~~Landscaping may consist of suitable ground cover shrubs and trees. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet the landscape requirements.~~
- D. Visual interruption with appropriate vegetation between manufactured home units may also be required to relieve visual monotony.
- E. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the mobile home park.
- F. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times.

~~16.63.180 Manufactured home park design standards--Interior street dimensions.~~

~~All interior streets of the park shall have dimensions as follows:~~

~~A. One-way traffic, twelve feet;~~

~~B. Two-way traffic, twenty feet;~~

~~C. Street with parking permitted, seven feet additional for each side on which parking is permitted.~~

Section 99. Section 16.63.190 of the Lacey Municipal Code is hereby amended to read as follows:

16.63.190 Manufactured home park design standards--Surfacing requirements.

All streets, roads and driveways shall be hard-surfaced, including permeable paving surfaces in conformance with the current City of Lacey Stormwater Design Manual, to a standard of construction acceptable to the city engineer. Interior pedestrian walkways, carports and parking areas shall also be paved.

Section 100. Section 16.63.200 of the Lacey Municipal Code is hereby amended to read as follows:

16.63.200 Manufactured home park design standards--Stormwater runoff.

~~All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city.~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.36-22 LMC pertaining to community facilities.

Section 101. Section 16.72.030 of the Lacey Municipal Code is hereby amended to read as follows:

16.72.030 District parking requirements.

A. The requirements for any use not listed herein shall be those of the listed use most similar to the unlisted use. When similarity is not apparent, the enforcing officer and/or the site plan review committee shall determine the minimum and maximum for the unlisted use.

B. For conditional uses, as identified and described in Chapter 16.66 LMC, the parking requirement shall be as provided in that chapter or as determined by the site plan review committee.

C. Residential District. Off-street parking requirements for residential districts are located in Table 16T-13.

D. Commercial, Business Park and Industrial Uses.

1. General Parking Standards--Parking Standard Table.

a. In the several commercial, industrial, business park, and mixed use districts, off-street parking requirements shall be as shown in Table 16T-13; provided, that all of the property is controlled by a single person or corporation, or written agreements for shared parking, acceptable to the city, are filed with the enforcing officer.

b. Phased Reduction of Maximum Parking Standards. One technique for transportation demand management (TDM) is to reduce maximum allowable parking spaces. This can be done by slowly phasing down the maximum allowable number of parking spaces over a period of years. This technique has advantages of reducing vehicle trips and conserving urban commercial land that can be used for other purposes. However, this technique has the potential to have a significant adverse impact on the jurisdiction's economic development if other reasonable forms of alternative transportation are not available. This technique should be periodically revisited to consider its viability but should not be implemented until its viability for Lacey is established.

c. Minimum Optional Guidelines and Maximum Standards. To promote parking reduction, the optional minimum guideline serves as a suggested parking number but is not mandatory for automobiles except for single-family residential development. Applicants will be encouraged to provide less automobile parking than the minimum listed whenever possible based upon TDM available on-street parking, potential shared parking within walking distance and other factors. The minimum number listed for bicycle parking shall be provided as indicated in the table for both commercial and residential development.

The number of parking spaces needed to serve a project must be demonstrated to the site plan review committee based upon a parking plan considering TDM techniques and other relevant factors. Upon justification to the satisfaction of the committee, whatever number of parking spaces agreed upon shall be the number required, and this shall be an enforceable condition of the approval.

The maximum parking standards may be increased if the site plan review committee finds compelling reasons to do so. Such determination shall be at the sole discretion of the committee based upon such factors as unique site or use requirements, historical data of a particular use or other relevant factors indicating additional parking is necessary to properly serve a use or uses at a site.

Shared parking agreements are encouraged if the physical relationship between the premises is within convenient walking distance and makes such sharing possible.

2. If more parking spaces than the maximum permitted by Table 16T-13 exist on the subject property, an owner/developer may lease those excess spaces or convert excess spaces into LID facilities where feasible, such as permeable paving or bioretention, until conformance with Table 16T-13 is reached.

a. Shared parking is particularly encouraged when:

(1) The total number of parking spaces provided is sufficient to meet expected demand; or

(2) The uses are operating during different hours and number of spaces needed for all uses at any one time are satisfied. If permitted, the total number of spaces for a shared arrangement should be no greater than the maximum number of spaces permitted for all uses operating at the same time.

b. Where adjoining parking facilities of two or more ownerships are developed and designed as one parking facility, a reduction of required parking spaces may be permitted based upon the increased potential opportunity for shared parking and other parking reduction techniques.

c. The continuation of joint or shared facilities should be assured by a sufficient legal document such as a covenant or reciprocal easement agreement or by participation in a local improvement district or parking association. Joint or shared parking associated with multi-tenant retail and commercial uses will be considered to be a shared parking facility. Lease agreements will satisfy the requirement for a sufficient legal document. However, any new tenant whose parking requirement reduces the total parking available in the shared parking facility below seventy-five percent of the requirements for all uses sharing the facility will be required to provide additional parking.

d. For large projects where a traffic study is required under Chapter 14.21 LMC (Traffic Mitigation and Concurrency) and the proposal has one hundred or more employees, a comprehensive TDM strategy may be proposed to achieve a reduction in minimum parking listed in the parking table. Additionally, a bonus credit towards transportation impact fees may be awarded for reducing parking area pursuant to this section. The reduction in parking permitted and the incentive bonus shall be commensurate with the permanence, effectiveness and demonstrated reduction in off-street parking demand effectuated by such alternative programs.

Alternative programs that may be considered by the enforcing officer and/or site plan review committee under this provision include, but are not limited to, the following:

- (1) Private vanpool operation;
- (2) Transit/vanpool fare subsidy;
- (3) Imposition of a charge for parking;

- (4) Provision of subscription bus services;
- (5) Flexible work hour schedule;
- (6) Capital improvements for transit services;
- (7) Preferential parking for carpools/vanpools;
- (8) Participation in the ride-matching program;
- (9) Reduction of parking fees for carpools and vanpools;
- (10) Establishment of a transportation coordinator position to implement carpool, vanpool and transit programs;
- (11) Bicycle parking facilities including associated shower and changing facilities;
- (12) Compressed work week;
- (13) Telecommuting;
- (14) Other techniques and strategies approved by the Site Plan Review Committee.

e. Parking reduction under this subsection (D)(2) must provide information regarding the administration of the program to the site plan review committee. The information must include:

- (1) Address each individual TDM strategy as part of the transportation impact analysis;
- (2) Provide the city with an estimate of peak hour employees as part of their site plan review application and traffic impact analysis;
- (3) Provide estimated parking occupancy rates for the development as part of the transportation impact analysis showing average weekday use;
- (4) Demonstrate how TDM strategies will be used to minimize the need for parking.

3. The city is hereby authorized to develop parking requirements specific to certain geographic locations or districts rather than individual sites by pooling parking supply in desired locations. Any parking requirements established as part of these programs may deviate from the typical standards contained herein and would be binding on the properties within these locations.

E. Transportation Demand Management Incentives. The site plan review committee shall determine whether the applicant can receive a traffic impact mitigation fee reduction for implementation of TDM strategies that reduce parking needs. Such incentives will be as listed in

the following schedule as well as any traffic mitigation credit allowed under LMC 14.21.030. The incentive bonus is as follows:

1. Any developer who builds at the minimum amount of parking allowed shall receive a five percent trip reduction in the calculation of traffic impacts.
2. Any developer who builds at or below the minimum and includes significant strategies from subsection (D)(2)(d) of this section is eligible for an additional five percent trip reduction bonus.
3. Additional bonuses will be allowed under the provisions of LMC 14.21.030

Section 102. Section 16.72.040 of the Lacey Municipal Code is hereby repealed.

Section 103. Section 16.72.045 of the Lacey Municipal Code is hereby repealed.

Section 104. Section 16.72.050 of the Lacey Municipal Code is hereby amended to read as follows:

16.72.050 Development standards.

- A. Parking lot construction shall comply with LMC 14.19.030.
- B. Parking area design shall include:
 1. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the city engineer.
 2. Backing Out Prohibited. In all commercial and industrial developments and in all residential buildings containing five or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.
 3. Parking Spaces--Access and Dimensions. Adequate provision shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. Maneuvering aisles and parking stall dimensions shall be as shown in Tables 16T-18, 16T-19, and 16T-20.
 4. Surfacing. All parking areas for more than four vehicles shall be surfaced with permeable paving surfaces in conformance with the current City of Lacey Stormwater Design Manual, asphalt, concrete or similar pavement so as to provide a surface that is durable and dust free and shall be so graded and drained as to properly dispose of all surface water.
 5. ~~Stormwater Runoff. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage~~

~~adjacent properties. Systems designed for runoff retention and control shall comply with specifications provided by the city~~ Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to ~~its~~ the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

6. Parking ~~spaces may~~ shall be designed and constructed for a minimum of thirty percent and a maximum of up to fifty percent of the required number of spaces for compact size cars. An applicant must clearly identify all spaces designed and constructed for compact car use. The enforcing officer and/or site plan review committee may approve the design and designation of more than fifty percent of the spaces for use by compact cars if the applicant demonstrates that no adverse impact will result.

7. Parking area for land uses located outside the city shall be prohibited.

8. Convenient and safe pedestrian access shall be provided. At a minimum, pedestrian features shall include:

a. Raised crosswalks with color and texture (preferably brick or brick-like) where pedestrian access crosses automobile access lanes.

b. Pedestrian lanes shall be designed with texture and color, preferably brick or brick-like accents.

c. Planter areas and vegetated LID facilities shall be designed in consideration of pedestrian access to provide separation from automobile access lanes, to help identify areas for pedestrian access and to make pedestrian access more comfortable and inviting.

d. Pedestrian access shall be designed through a consideration of on-site activity as well as uses and destination sites that are located in the surrounding area. Where parking areas for other destination sites are adjacent to the site, linkage should be provided so customers from one site will not have to get in a car and drive to the next.

e. Lighting shall be provided along designated pedestrian routes to enhance safe walking conditions and to deter crime. Lighting shall be adequate, focused and shielded to illuminate pedestrian paths and to prevent light impacts to adjacent properties. Lights provided for a parking lot shall be designed to provide coverage for both vehicles and pedestrians and may be of a scale appropriate to both. Where pedestrian routes leave a parking lot, pedestrian scale lighting shall be used.

9. An owner/developer may install parking spaces in phases if a phased schedule has been approved by the enforcing officer and/or site plan review committee. This schedule must specifically indicate when the parking will be provided. The enforcing officer and/or site plan review committee may permit the use of temporary parking areas with appropriate screening as part of a phasing schedule. In addition, the enforcing officer and/or site plan review committee may require a performance assurance device to insure conformance with the requirements of Ordinance 1130.

10. When adequate vehicular access to an approved lot or development is available from a side street, no such access shall be permitted from the front street. Where lots have double frontage, if vehicular access from a side street or a street of lower functional classification is not available, such access shall be from the street anticipated to carry the least amount of traffic or the street that would have the least conflict with pedestrian traffic.

11. Parking Area and Circulation Design.

a. The city public works department shall have the authority to fix the location, width and manner of approach of vehicular ingress or egress from a building or parking area to a public street and to alter existing ingress and egress as may be required to control street traffic in the interest of public safety and general welfare.

b. Internal circulation of the lot shall be so designed as to minimize conflicts with pedestrians with priority given to pedestrians considering convenience, comfort, safety and security. In-and-out driving time, idling time and time spent looking for a parking space should be a consideration, but should not influence design parameters that reduce pedestrian functionality.

~~c. When off-street parking is provided in the rear of a building and a driveway or lane alongside the building provides access to the rear parking area, such driveway or lane shall be a minimum width of twelve feet with an eight-foot minimum width sidewalk adjoining the building and curbed or raised six inches above the driveway surface. Location of required pedestrian features such as a raised crosswalk across automobile lanes must be integrated into the design to provide the most convenient, safe and functional pedestrian linkage possible.~~

dc. Parking areas shall include landscaping as required by Chapter 16.80 LMC. Landscaping shall be designed to provide both functional and aesthetic benefits.

ed. Parking circulation and design shall meet requirements for public transportation and pedestrians under LMC 14.23.084.

C. Bicycle Design Standards.

1. The minimum bicycle rack shall be grouped into four parking stalls for ease of visibility to the public. Bicycle facilities shall be shared among adjoining establishments.

2. Bicycle racks which only support a bicycle front or rear wheel are not permitted. The rack shall be securely mounted to the ground and covered.

3. Bicycle parking spaces shall be two feet by six feet with no less than a seven-foot overhead and a five-foot maneuvering aisle behind each row of bicycle parking.

4. A bicycle parking area shall be separated from a motor vehicle parking area by a barrier, post or bollard, or by at least five feet of open space behind the maneuvering area.

5. Bicycle facilities shall be located no further from a public entrance than the nearest non-handicapped parking stall.

6. If public bicycle parking is not clearly visible from the main entrance, then directional signs shall be provided.

7. All major employers or major worksites, as defined by RCW 70.94.524, shall provide a minimum of one shower and changing facility per gender.

Section 105. Section 16.80.020 of the Lacey Municipal Code is hereby amended to read as follows:

16.80.020 General requirements.

A. A plot plan of the proposed landscaping and screening shall be prepared by a licensed landscape architect, Washington-certified nurseryman, or Washington-certified landscaper and incorporated into plans submitted for preliminary plat, site plan review, administrative design review or building permit review. For individual home owners, upon request the city will provide template landscape plans with approved tree species to fulfill this requirement.

~~B. Landscaping plans shall be drawn to scale, including dimensions and distances, and clearly delineate existing and proposed parking spaces or other vehicular use area, access aisles, driveways, the location, size and description of all landscape materials (new and existing), setback lines, buildings (structures) proposed and existing and identify existing significant trees and/or other landscape features and topographic elevations.~~

The landscaping plan shall contain the following information (1 inch equals 20 feet or larger):

- a. Existing plant material and soil to be retained;
- b. Proposed plant material to be placed on site. The type, size, number and spacing on plantings must be illustrated (Refer to § 16.24.030 General Standards Required for All Development);
- c. Surface parking location and design (Refer to Chapter 16.72 LMC);
- d. Bicycle parking location and design (Refer to Chapter 16.72 LMC);
- e. Loading and Service Areas location and design (Refer to Chapter 16.80 LMC);
- f. Screening and Buffering: general; perimeter fencing and walls; parking structures; and surface parking lots. (Refer to Chapter 16.80 LMC);
- g. All areas where soils are to be amended (Refer to the current City of Lacey Stormwater Design Manual)
- h. Locations where plant and soil materials will be stored during construction;
- i. Timeline for site preparation and installation of plant materials

The applicant shall utilize tree protection techniques approved by the enforcing officer, site plan review committee and/or hearings examiner in order to provide for the continued healthy life of retained significant trees including during land alteration and construction.

Section 106. Section 16.80.050 of the Lacey Municipal Code is hereby amended to read as follows:

16.80.050 Types of landscaping.

- A. All residential and non-residential projects ~~with the exception of individual single family residences~~ shall be required to provide landscaping that satisfies the functions and specific requirements of LMC 16.80.050.
- B. Type I
1. Purpose. Type I landscaping is intended to provide a very dense sight barrier and physical buffer to significantly separate conflicting uses and land use districts and to enhance the visual character of the city.
 2. Description.
 - a. All plant materials and living ground cover must be selected and maintained so that the entire landscape area will be covered within three years.
 - b. Provide a minimum of one ~~evergreen tree~~ conifer at least seven feet tall for every one hundred fifty square feet arranged in a manner to obstruct views into the property. Permitted ~~evergreen tree~~ conifer species are those with the ability to develop a minimum branching width of eight feet within five years. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.
 - c. Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet.
 - d. Ground cover shall cover the remainder of the landscape strip within three years.
 - e. A minimum of fifteen feet of width shall be required when Type I landscaping design is utilized.
 - f. Fences, walls, and/or earthen berms may supplement landscape materials, except where they are inconsistent with other community design goals, policies, and standards in the Lacey Comprehensive Plan or Municipal Code.
 - g. Any other alternative mix of plantings can be considered provided the intent of the Type I landscaping type is satisfied.
 - h. Vegetated LID facilities that satisfy the intent of Type I landscaping are allowed to count towards landscaping requirements.
 - i. Landscaping shall be native and drought tolerant with exception of trees on the City's street tree list.

C. Type II.

1. Purpose. Type II landscaping is intended to provide visual separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of streets, parking areas and building elevation. This landscaping is used around the perimeter of a site and adjacent to buildings and may be mixed with a Type III landscaping to provide interest along parking lot pedestrian corridors.

2. Description.

a. All plant materials and living ground cover must be selected and maintained so that the entire landscape area will be covered within three years.

b. Provide at least one tree per three hundred square feet of landscaped area. At least fifty percent of the trees must be evergreen conifers. Trees may be clustered to avoid blocking views between windows and public spaces and/or private yard areas where desirable. Permitted tree species are those with the ability to develop a minimum branching width of eight feet within five years.

c. Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet.

d. Trees shall be a minimum of two inches in caliper measured six inches above the base at planting and shrubs must be capable of growing to a minimum of four feet in height, within five years. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.

e. Provide ground cover to cover the remainder of the planting strip within three years.

f. Any other alternative mix of plantings can be considered provided the intent of the Type II landscaping type is satisfied.

g. When Type II landscaping is used to provide partial screening between uses, a minimum planting area of eight feet in width shall be provided. When Type II landscaping is used adjacent to a building, a minimum five-foot planting area shall be provided.

h. Vegetated LID facilities that satisfy the intent of Type II landscaping are allowed to count towards landscaping requirements.

i. Landscaping shall be native and drought tolerant with exception of trees on the City's street tree list.

D. Type III.

1. Purpose. Type III landscaping is intended to provide visual relief where clear sight is desired. This landscaping type is utilized along pedestrian corridors and walks for separation

of pedestrians from streets and parking areas while providing an attractive setting and overstory canopy.

2. Description.

- a. This type of landscaping consists of street trees for a large overstory canopy along streets and pedestrian corridors and grass or other approved vegetation for ground cover.
- b. Ground cover or low shrubs developed for conditions of the northwest shall be planted. Turf grass is desirable in planting strips where on-street parking is present. Low shrubs are desirable in areas without on-street parking to provide both visual and physical separation between moving traffic and pedestrians.
- c. Place trees to create a canopy in desired locations without obstructing necessary view corridors.
- d. Street trees along arterials and collectors shall be those species described in the city's urban beautification program. Trees used along local access streets or pedestrian walks through parking lots shall be a species approved by the community development department and shall be chosen for attractiveness, rooting habits, disease and pest resistance, and habitat value. All trees shall be a minimum of two inches in caliper measured six inches above the base at planting. Decorative protection may be placed around trees. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability.
- e. Provide ground cover to cover the remainder of the planting strip within three years.
- f. Earthen berms with grass or other vegetative ground cover and other design features may be worked into landscaping, provided the resultant effect of providing a pedestrian friendly environment and visual relief where clear site is required can be achieved.
- g. The minimum width for Type III landscaping shall be six feet to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.
- h. Vegetated LID facilities that satisfy the intent of Type II landscaping are allowed to count towards landscaping requirements.
- i. Landscaping shall be native and drought tolerant with exception of trees on the City's street tree list.

E. Type IV.

1. Purpose. To provide visual relief and shade in parking areas.

2. Description.

a. Required Amount:

- (1) If the parking area contains no more than twenty-five parking spaces, at least thirty-five square feet of landscape development must be provided for each parking stall proposed.
- (2) If the parking area contains more than twenty-five spaces, at least fifty square feet of landscape development must be provided for each parking stall proposed.

b. Design

- (1) The minimum width for Type IV landscaping shall be six feet to provide adequate rooting area for large street trees and to provide adequate streetscape. A four-foot width may be used through parking area pedestrian walks where accent trees are used and less width is required.
- (2) Each planting area should contain at least one tree. Planting areas shall be provided with the maximum number of trees possible given recommended spacing for species type. Deciduous trees shall have a minimum size of two inches in caliper measured six inches above the base and shall have the ability to reach a mature height of at least thirty-five feet. Evergreens-Conifers shall have a minimum height of seven feet at planting. Up to one hundred percent of the trees proposed for the parking area may be deciduous. A minimum of seventy percent must be deciduous. Sufficient soil must be provided to enable growth of trees to maturity. Structural solutions may be required when necessary to support trees with limited soil availability. No parking stall shall be located more than fifty feet from a tree.
- (3) Provide shrubs at a rate of one shrub per twenty square feet of landscaped area. Shrubs shall be at least sixteen inches tall at planting and have a mature height between three and four feet. Up to fifty percent of shrubs may be deciduous.
- (4) Provide ground cover to cover the remainder of the planting strip within three years.
- (5) A landscaped area must be placed at the interior end of each parking row in a multiple lane parking area. This area must be at least eight feet wide and must extend the length of the adjacent parking stall.
- (6) Landscaping islands must be placed in every parking row with a maximum spacing of at least one island every seven parking spaces. Said islands shall be a minimum of eight feet in width and shall extend a minimum length of ten feet. Provided, that the site plan review committee may approve of a different configuration in order to provide a more

attractive and functional design consistent with the intent of this chapter to promote aesthetic values and a pedestrian-friendly parking lot.

(7) Up to one hundred percent of the trees proposed for the parking area may be deciduous. A minimum of seventy percent must be deciduous.

(8) Landscaping islands and landscape portions of pedestrian corridors may be used for drainage treatment and given credit on drainage calculations under Chapter 5 of the Development Guidelines. However, the primary purpose shall remain landscaping and health of trees and ground cover and aesthetic character shall not be compromised. Additionally in no case shall the grade between the parking lot surface edge and the landscape island or pedestrian corridor surfaces be greater than six inches when a swale concept is utilized and it is intended to meet minimum landscaping space requirements.

(9) Vegetated LID facilities that satisfy the intent of Type IV landscaping are allowed to count towards landscaping requirements.

(10) Landscaping shall be native and drought tolerant with exception of trees on the City's street tree list.

F. Single-family Residential

Landscaping is required for the purpose of minimizing surface water runoff and diversion, preventing soil erosion, and promoting the aesthetic character of the community. Native vegetation, ground cover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall be amended in accordance with the current City of Lacey Stormwater Design Manual and then landscaped with trees, native and drought tolerant shrubs and suitable native and drought tolerant ground cover. Suitable materials for ground cover are those which permit rain water infiltration of the soil and may include sod, shrubs, trees, and/or other native planting materials. Amended soils shall comply with the current City of Lacey Stormwater Design Manual. Single family residential shall also comply with the provisions of LMC 14.32.066.

Section 107. Section 16.80.070 of the Lacey Municipal Code is hereby amended to read as follows:

16.80.070 Species choice.

The applicant shall utilize native regional plant materials or plant materials that complement the natural character of the Pacific Northwest.

Section 108. Section 16.80.080 of the Lacey Municipal Code is hereby amended to read as follows:

16.80.080 Maintenance of plant materials.

- A. It shall be the responsibility of the property owner/developer to ensure the provision of healthy, growing landscaping. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape development proposal and shall maintain all landscape material.
- B. Unless entirely landscaped with significant trees preserved under LMC 16.80.040, all areas where new landscaping is being required, excepting new single family lots, shall be provided with irrigation systems designed by a licensed landscape architect, Washington-certified nurseryperson, Washington-certified landscaper or professional engineer. Said irrigation systems shall be designed, installed and operated to maintain the plant materials to the standards detailed in subsection A of this section. The City may waive landscape irrigation provided an alternative method to irrigate the plantings for three years is approved by the city and a maintenance assurance device in the amount of one hundred percent of the replacement cost of the landscape materials is provided.
- C. The city shall require a maintenance assurance device to insure compliance with the requirements of this chapter. The value of a maintenance assurance device must equal at least twenty percent of the replacement cost of the landscape materials, and shall be utilized by the city to perform any necessary maintenance, and to reimburse the city for documented administrative costs associated with action on the device. The maintenance assurance shall be for a minimum period of ~~one two~~ years from the completion of planting; however for Type 1 landscaping, the period shall be three years. The community development director may adjust the period of maintenance assurances on a case-by-case basis. A separate financial guarantee for maintenance associated with landscaping in the right-of-way and stormwater facilities shall be submitted to the public works department in accordance with Section 3.090 of the Development Guidelines and Public Works Standards.
- D. The city may accept, as an alternative to a maintenance assurance device, a contractual agreement or bond between the owner/developer and a licensed landscape architect, Washington-certified nurseryperson, or Washington-certified landscaper, along with a rider or endorsement specifically identifying the city as a party to the agreement for purposes of enforcement. Nothing in this alternative shall be interpreted to in any way modify the conditions of subsection B of this section.
- E. If a maintenance assurance device or evidence of a similar device is required under subsections B and C of this section, the property owner shall provide the city with an irrevocable notarized agreement granting the city and its agents the right to enter the property and perform any necessary work.
- F. Upon completion of the ~~one two~~-year maintenance period (three years for Type I landscaping), and if maintenance is not required, the city shall promptly release the maintenance assurance device or evidence thereof.

G. All trees, plant materials and landscaped areas shall receive sufficient water to be kept in a healthy and growing manner.

Section 109. That certain document entitled "2016 Stormwater Design Manual" is hereby adopted in the form attached hereto.

Section 110. Tables 14T-10, 14T-18, 14T-67, 16T-18, 16T-19, 16T-20, 16T-26, 16T-58, 16T-59, 16T-60, 16T-61, 16T-62, and 16T-66 of the Lacey Municipal Code are hereby repealed.

Section 111. There are hereby added to the Lacey Municipal Code those certain tables designated as 14T-10, 14T-18, 14T-67, 16T-18, 16T-19, 16T-20, and 16T-66 all in the form attached hereto.

Section 112. EFFECTIVE DATE. This ordinance shall take effect on December 31st, 2016.

Section 113. SEVERABILITY. If any section, sentence, clause or phrase of this ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 114. CORRECTIONS. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any referenced thereto.

Section 115. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, at a regularly-called meeting thereof, held this 13th day of October, 2016.

CITY COUNCIL

By: Andy D. Cyph
Mayor

Approved as to form:



City Attorney

Attest:



City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE NO 1496

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on October 13, 2016, Ordinance No. 1496, entitled "AN ORDINANCE RELATING TO PLANNING, ZONING, AND LAND USE REGULATIONS WITHIN THE CITY, ADDING SECTIONS 14.01.010, 16.06.145, 16.06.492, 16.06.793, 16.06.538, 16.06.627, 16.06.670A, 16.06.764, AND 16.06.765, AND REPEALING SECTIONS 14.31.010, 14.31.020, 14.31.030, 14.31.040, 14.31.050, 16.06.352, 16.27.090, 16.72.040, AND 16.72.045, AND AMENDING SECTIONS 12.12.030, 12.12.050, 14.19.020, 14.19.030, 14.20.025, 14.23.071, 14.23.072, 14.23.073, 14.23.076, 14.23.080, 14.23.083, 14.23.086, 14.23.088, 14.24.160, 14.28.140, 14.32.063, 14.32.064, 14.32.068, 14.33.170, 14.34.084, 14.37.180, 15.02.020, 15.12.085, 15.12.090, 15.22.010, 15.22.020, 16.03.050, 16.10.070, 16.10.080, 16.12.070, 16.12.080, 16.13.070, 16.13.080, 16.14.070, 16.14.080, 16.15.070, 16.15.080, 16.18.070, 16.18.080, 16.22.050, 16.22.060, 16.22.080, 16.22.090, 16.23.050, 16.23.060, 16.23.080, 16.23.090, 16.24.040, 16.24.050, 16.24.070, 16.24.080, 16.24.120, 16.25.090, 16.25.100, 16.25.130, 16.27.130, 16.34.050, 16.34.090, 16.36.090, 16.37.100, 16.39.080, 16.39.090, 16.40.040, 16.40.085, 16.40.090, 16.42.100, 16.43.050, 16.45.040, 16.48.020, 16.48.090, 16.48.110, 16.48.120, 16.59.020, 16.59.060, 16.59.070, 15.59.080, 16.60.140, 16.60.145, 16.61.140, 16.62.030, 16.63.160, 16.63.190, 16.63.200, 16.72.030, 16.72.050, 16.80.020, 16.80.050, 16.80.070, 16.80.080, AND REPEALING TABLES 14T-10, 14T-18, 14T-67, 16T-18, 16T-19, 16T-20, 16T-26, 16T-58, 16T-59, 16T-60, 16T-61, 16T-62, AND 16T-66, AND ADDING NEW TABLES 14T-10, 14T-18, 14T-67, 16T-18, 16T-19, 16T-20, AND 16T-66, ALL OF THE LACEY MUNICIPAL CODE, AND ADOPTING THE CITY OF LACEY 2016 STORMWATER DESIGN MANUAL, AND APPROVING A SUMMARY FOR PUBLICATION.."

The main points of the Ordinance are described as follows:

1. The Ordinance amends sections of Lacey Municipal Code Titles 12, 14, 15, and 16 to remove barriers to LID implementation.
2. The Ordinance repeals certain tables of the Lacey Municipal Code and adds new tables related to LID implementation.
3. The Ordinance adopts the City of Lacey 2016 Stormwater Design Manual.

4. The Ordinance takes effect on December 31st, 2016.
5. The Ordinance approves this Summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: October 24, 2016.